

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2081



North East Commercial
Property & Business Agents

FULLY FITTED CAFÉ OPPORTUNITY

423 Durham Road,
Low Fell, NE9 5AN



- Dining room of 32 covers plus service area.
- Sought after residential suburb.
- Pleasant first floor aspect.
- Opportunity to extend opening hours.
- Well - presented premises with low overheads.
- Fully fitted and equipped premises and kitchen.
- £29,500 including all fixtures & fittings.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

The premises are located on the main road running through the popular suburb of Low Fell. This is a sought after residential area with a broad range of residential accommodation and busy secondary shopping area that serves the local population. Tenants include a pleasant mix of small independent shops plus multiples such as Subway, Costa and Co-op Foodstore.

Business Opportunity

A coffee shop has operated from this site for over 10 years but currently only opens to the public one day a week and the rest of the time the space is used as a prep area for the seller's outside catering business. The trading name will not be included and only the lease and fixtures are for sale.

This upper floor space has direct street access via a lobby from Durham Road which leads up to a pleasant dining and service area. The dining room is set out for between 28 and 32 covers with a mixture of tables, chairs and bench seating. The kitchen is compact but well fitted and equipped with a new cooker and extraction canopy.

This site offers genuine potential to motivated new owners and whilst it is currently fitted as a coffee shop, it could be used for a variety of food offers.

Premises

Comprises a first floor café.

Ground Floor

Lobby
Store Room

First Floor

Dining Area	42m ²	450ft ²
Kitchen	8m ²	90ft ²
Toilet		
Toilet		

EPC

Rating TBC.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Staff

To be sold free of staff.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:

Rateable Value £3,900

Rates free incentives subject to status.

Tenure

The premises are currently held on a 10 year FRI lease dated from 2016. The current rent is £9,480 per annum. We are verbally informed a new lease is available with terms to be agreed.

Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.