

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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OUR REF; NE2101



North East Commercial
Property & Business Agents

CAFÉ BAR
t/a "The Armoury"

21 North Terrace,
Seaham SR7 7EU



- Turnover circa £200,000 per annum.
- Extends to 800 sq.ft. (76 sq.m.).
- Up to 50 internal covers.
- Located within thriving coastal town.
- Scope to extend trading hours and menu.
- Long lease in place.
- LEASEHOLD - ASKING PRICE £85,000.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business opportunity is in an extremely sought after and prime location, in the heart of the main leisure strip of North Terrace. Seaham lies 5 miles from Sunderland, 15 miles from Durham and 19 miles from Newcastle.

Seaham is a lively harbour town on Durham's Heritage Coast which hosts events throughout the year that include Military themed shows, an annual Summer Carnival and a Summer Food Festival with appearances from celebrity chefs. The town enjoys an extremely high footfall during the summer months and in the winter the weekends are particularly busy. Local tourism initiatives drive people to this part of the region and North Terrace continues to attract investment with new opportunities still opening.

Business

The business has been trading from the location since 2019 and has been trading as The Armoury since 2022. The opportunity has been placed on the market as the current owner wishes to reduce their commitments.

The premises are configured to provide dining, service and kitchen areas on the ground floor and there is room for around 50 internal covers. The current menu offers breakfast, lunch and evening meals with private parties and small events also catered for. Prior to Christmas the business offered an extremely popular Thai food offer in the evenings and this could easily be relaunched with the required equipment all still on site. A delivery service has been trialled and was well supported by the local residents before stopping before Christmas.

The premises are licensed to trade late and new owners could adapt the menu to suit their own business model. Viewing is recommended to appreciate the location and scope the site offers.

Premises

Comprises part of a three-storey terraced property;

Ground Floor (circa 800 sq.ft.)

- Front Dining Area
- Rear Dining Area
- Snug
- Bar with cellar space
- Kitchen
- Prep Room
- 2x W.C's

First Floor (circa 150 sq.ft.)

Office

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



Current Trading Hours (licensed till 11.30pm)

	Winter	Summer
Mon - Thurs	9.30am - 4.00pm	(8am – 7pm)
Fri & Sat	9.00am - 5.00pm	(8am – 11.30pm)
Sunday	9.00am - 4.00pm	(8am – 7pm)

Staff

Operated under management by our client with 1 full time member of staff plus part time bank staff.

Business Rates

The premises are assessed as follows:

Rateable Value £8,200

Rates incentives available subject to status.

Tenure

The premises are held on a 10 year lease from 2023 at a current rent of £19,800 per annum plus VAT. There are break clauses and rent reviews every 5th year. Further details on request.

EPC

Rating C.

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.