

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2110



North East Commercial
Property & Business Agents

DELI & COFFEE SHOP t/a "Rocco's Deli"

3 Blue House Buildings, Carrville,
Durham DH1 1AR



Sales Particulars

- Fully fitted and equipped coffee shop opportunity.
- Pleasant suburban parade with free car parking.
- Scope to extend trading hours and menu.
- 20 cover seating area with additional outside space.
- Ideal for owner operators.
- Lease in place with low overheads.
- LEASEHOLD ASKING PRICE £35,000.

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Location

The business is located on the High Street in Carrville, which is the principal road running through the heart of this village community approximately 3 miles due east of Durham city centre.

The premises form part of a busy secondary shopping parade which includes a SPAR store and a pharmacy. There is a designated car park serving the parade.

Business

This is a relatively recently established deli and coffee house site which was opened by our client in 2023. The opportunity has been reluctantly placed on the market owing to a change in personal circumstances.

The premises are configured to provide a main dining area at the front with up to 20 covers with a service area towards the rear. At the back of the premises there is a well-equipped kitchen plus a small store and a staff W.C. All the equipment was new at the point the business was opened and there would be little for any new owner to attend to at the point of purchase.

The current menu is traditional coffee shop fare with hot and cold drinks and snacks and a very popular breakfast offer. There are also popular daily specials and these are promoted on the Deli's Facebook page. The current trading hours are short and the lease permits opening until 11pm in the evenings.

This is a rare opportunity to acquire a turnkey business with scope to expand both the menu and trading hours. Viewing is recommended to appreciate the location and the potential that this site offers.

Premises

Comprises a ground floor lock up unit forming part of a larger terrace;

Ground Floor

Coffee Shop / Dining Room	45 m ²	485 ft ²
Kitchen	20 m ²	215 ft ²
Store		
Staff W.C.		



Trading Hours (permitted 9am - 11pm)

Monday - Friday	9.30 am - 2.30 pm
Saturday - Sunday	closed

Fixtures & Fittings

Inventory available prior to exchange of contracts.

Rates

The premises are assessed as follows:
 Rateable Value £6,400
 Rates free incentives available subject to status.

Tenure

The premises are held on a 6 year lease from March 2023 at £8,500 per annum. There is a rent review at the 3rd anniversary in 2026. Further details available 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.

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