

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
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Gateshead
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North East Commercial
Property & Business Agents

LICENSED CAFÉ BISTRO

t/a "Number 9"

9 The Broadway, Ponteland,
Newcastle upon Tyne NE20 9PW



- Highly reputable trading business.
- Operating since 2018 from this site.
- Up to 30 internal covers plus outdoor tables.
- European & Fusion cuisine plus café menu.
- Sit in and collection food offer.
- Extremely sought after location.
- LEASEHOLD OFFERS OVER £95,000 plus stock.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business is situated in The Broadway shopping centre which is located in the suburbs of this pleasant residential town. Ponteland is one of the most popular suburban towns around Newcastle, with straightforward access to the City via the A696.

The parade has a designated car park to the front which is a major asset for all the businesses on the strip.

Business

This is a thriving food opportunity which opened around 2018 but one which has been reluctantly placed on the market as our client is reducing their work commitments.

The premises are in good order and were refurbished prior to the business opening and have been regularly updated as trade has developed. The ground floor space is configured to provide a main dining space with toilets off plus a bar and the kitchen space to the back.

The current menu offers breakfast, lunch and dinner options using quality, local ingredients where possible. Burgers and pizza are on the menu together with a range of mains and daily specials. A range of Fusion dishes has recently been launched and the initial feedback has been very positive.

This is a rare food and drink opportunity in a sought-after position and viewing is strongly recommended to fully appreciate the potential of this going concern.

Premises

Comprises a single storey space forming part of a larger parade of shops and flats.

Ground Floor 77m² 830ft²

Dining Room

Kitchen

Ladies Toilets

Gents Toilets

External

Car Parking To the front of the premises.

Fixtures & Fittings

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

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 (permitted to trade later)

Monday - Wednesday 8.30am - 5.00pm
Thursday - Saturday 8.30am - 8.30pm
Sunday 8.30am - 4.00pm

Staff

Currently operated by the owner with the help of 2 full time chefs and 8 part time workers.

Rates

The premises are assessed as follows:

Rateable Value £22,250

Tenure

The premises are held on a 10 year lease from 2017 at a passing rent of £18,000 per annum. Further details on application.

EPC

Rating C.

Money Laundering Regulations

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