

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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REF: NE2124



North East Commercial  
Property & Business Agents

## FULLY FITTED COFFEE SHOP OPPORTUNITY

413 Chillingham Road, Heaton,  
Newcastle upon Tyne, NE6 5QU



- Outstanding opportunity ideal for owner operators.
- Suitable for a variety of food uses.
- Spacious premises in prominent location.
- 2 dining spaces with up to 45 internal covers.
- Established trading location.
- Fully fitted and equipped premises.
- LEASEHOLD PRICE £47,950 to include all fixtures.

# 0191 487 8566

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## Location

This business opportunity is located at the end of a residential terrace at the northern end of Chillingham Road. Chillingham Road is the principal road running in the popular residential area of Heaton to the east of Newcastle. Other commercial occupiers on this street include Tesco Express, Sainsburys, Greggs the Bakers, Domino and Subway. In addition to the high levels of captive trade from nearby shoppers and residents, there is ample street parking for any visiting trade.

## Business

A coffee shop has traded from this site since 2017 and the current owners took over in 2022 and carried out some improvements before relaunching in the summer of that year. The opportunity has been placed on the market as the owners wish to invest in another site on the outskirts of Newcastle.

The premises are configured to provide a service area with seating to the front of the unit and with the larger space behind. There is a fully fitted kitchen area at the rear of the property, together with the dry stores.

The current menu is compact and offers a range of hot and cold drinks and sandwiches. The site would be suitable for a range of other cuisines, but new owners could simply continue the current food and drinks offer whilst considering other menu options.

This is a rare food opportunity in Heaton and viewing is recommended to appreciate the location and space.

## Premises

Comprise a ground floor self-contained unit with return frontage and forming part of larger property.

## Ground Floor

**Coffee Shop** circa 370 sq.ft. (34.4 sq.m.) with serve over counters, tables and chairs for 16 covers, coffee machine, drinks chillers.

**Dining Room** circa 525 sq.ft. (48.8 sq.m.) with a range of tables and chairs.

**Kitchen** circa 340 sq.ft. (31.6 sq.m.) fully fitted and equipped for the trade.

**Toilets** separate ladies and gents.

## External

**Seating Area** for up to 18 covers.

### 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

Monday - Friday	8.30 am – 4.30 pm
Saturday	9.30 am – 4.30 pm
Sunday	10.00 am – 3.00pm

## Fixtures & Fittings

An inventory will be made available to bona fide purchasers prior to any exchange of contracts.

## Rates

The premises are assessed as follows:

Rateable Value £8,500

Rates free incentives available subject to status.

## Tenure

The premises are currently held on a 10 year lease from 2014 at a passing rent of £13,750 plus VAT per annum and a new lease is available. Further details on application.

## EPC

Rating - B

## 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.