

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

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North East Commercial  
Property & Business Agents

## LICENSED COFFEE SHOP OPPORTUNITY formerly t/a "One Eleven"

111 High Street, Gosforth,  
Newcastle upon Tyne NE3 1HA



- Sales £5,000+ weekly prior to closure.
- Prime position in the heart of Gosforth.
- High levels of passing and captive trade.
- Spacious 50 covers plus service point.
- Immaculate refurbished unit.
- Rare High Street food & drink opportunity.
- New lease at £35,000 per annum.
- **PREMIUM £50,000 including all fixtures.**

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## Location

The shop is located on the main High Street close to its junction with Hawthorn Road. Gosforth is an extremely sought after residential suburb 2 miles due north of the City centre.

Nearby occupiers include Sainsbury's, Subway, Caffè Nero plus a range of other independent traders.

## Business Opportunity

Café 111 was established by our client in late 2024 from refurbished premises in the heart of Gosforth but has recently closed owing to the owner's increasing external business commitments.

The unit has been fitted and equipped to the highest standard and all the equipment is high quality. The business traded as a coffee shop with a compact menu that comprises hot and cold drinks, individual items and light lunches. The premises are configured to provide up to 50 covers with a mixture of tables, chairs and bar seating plus a service counter for any collections.

The previous operating hours were short by choice but there is permission to trade until 10pm and alcohol can be sold with food from midday till 10pm.

The location of the premises means that there are very high levels of both captive and passing trade. There is also a bus stop directly outside which helps generate some trade into the shop.

This is a high calibre food and drink opportunity within Gosforth and prompt viewing is recommended to fully appreciate the premises.

## Premises

Comprises a self-contained ground floor retail unit.

**Ground Floor**                      circa 2,000 sq.ft. (186 sq.m.)  
**Coffee Shop**  
**Kitchen**  
**Gents W.C.**  
**Ladies W.C.**  
**Disabled W.C.**

## External

### Seating Area

## 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



## Permitted Trading Hours

Monday – Sunday              7.00am – 10.00pm

Licensed to sell alcohol with food 12 noon – 10pm

## Business Rates

Rateable Value £29,250

## Tenure

The premises will be offered on a new FRI lease at a commencing rent of £35,000 per annum. Full terms to be agreed. An additional two storey space to the rear is also available for a combined rental of £50,000 per annum. Terms to be agreed.

## EPC

Rating E.

## 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.