

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

REF: NE1479



North East Commercial
Property & Business Agents

LICENSED CAFÉ / BISTRO with FLAT t/a "The Dell"

3 Taberna Close,
Heddon on the Wall NE15 0BW



- Flourishing business with sales circa £4,000 - £5,000 per week.
- Immaculate ground floor premises with circa 40 covers.
- Traditional English menu with Mediterranean elements.
- Excellent location in pleasant and popular village.
- Rare freehold opportunity with 2 bed living accommodation.
- FREEHOLD PRICE £279,000 plus stock.
- LEASEHOLD PRICE £50,000 plus stock (Flat excluded).

0191 487 8566

www.northeastcommercial.co.uk

Location

The property is located within a small parade of shops in the centre of this pleasant village, approximately 9 miles due West of the centre of Newcastle upon Tyne. The village has excellent access via the A1(M) Western Bypass and the A69 and is also within 6 miles of Newcastle Airport.

Business Opportunity

The business currently operates as a licensed Café, Bar & Bistro and serves a range of food including breakfast and lunch daily, with evening meals on specific days.

The ground floor has been fully refurbished within the last 3 months and is laid out to provide a dining room with a bar and service area together with kitchen and toilet facilities at the rear. Seating is currently set out for around 35 (max 40) covers internally and there is an outside seating area for 16 when weather permits. The current menu offers a range of traditional English dishes but also includes a range of pizza and pasta offers. On a Friday there is a very popular Fish & Chips special and the business now also opens on a Sunday for a lunch service, which has proved to be very successful.

The business has a loyal customer base comprising a mix of local residents as well as people from further afield. Heddon is on the Hadrian's Wall route and the café is becoming more and more popular with walkers and other visitors to the area. There is car parking to the rear and ample street parking nearby and viewing of this rare to the market opportunity is recommended.

Property

Comprises a self-contained two storey mid terrace unit with shop and flat that forms part of a parade;

Ground Floor extends to 785 sq.ft. (73 sq.m).

Restaurant

Service & Bar Area

Kitchen

Toilets



Living Accommodation

Porch Area 133 sq.ft. (12.4 sq.m.). Leading to...

First Floor

Lounge 250 sq.ft. (23.2 sq.m).

Kitchen 150 sq.ft. (13.9 sq.m).

Bedroom 194 sq.ft. (18.0 sq.m).

Bedroom 90 sq.ft. (8.4 sq.m).

Bathroom

External

Garage single, forming part of a block
Seating Area with 2 x table and bench seating

Trading Hours

Mon – Wed 8.45am – 5.00pm
Thurs – Sat 8.45am – 9.00pm
Sun 10.00am – 4.00pm

Fixtures & Fittings

The premises are extensively fitted and equipped and a inventory would be available to bona fide purchasers.

Rates

The premises are assessed as follows:

Rateable Value £7,500

Rates free incentives are available subject to status.

Tenure

We are verbally informed that the property is available on a Freehold basis. A leasehold option is available for the ground floor only at a rent of £12,000 per annum with terms to be agreed. Interested parties should seek legal confirmation of this.

EPC

Rating – D.

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