

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1348



North East Commercial
Property & Business Agents

GALLERY, GIFT SHOP & COFFEE SHOP t/a "Sidegate Gallery & Coffee Shop"

Gateshead Road, Sunniside,
Newcastle upon Tyne, NE16 5LE.



- Turnover circa £113,000 per annum.
- Spacious premises with further scope.
- Long established lifestyle business.
- Currently operated on short trading hours.
- Exceptionally well fitted and equipped.
- Ideal opportunity for a couple or partnership.
- LEASEHOLD PRICE £24,950 plus stock at valuation.

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Sales Particulars

Location:

Sunnyside is a pleasant and popular village approximately 4 miles south west of Gateshead and 5 miles from Newcastle. The premises are located on the main road leading through the heart of Sunnyside which in turn provides direct access to the A1 Western Bypass. There are also a number of densely populated residential areas within easy driving distance.

Business:

The business trades from a well-established retail location, currently comprising a gallery, gift shop and coffee shop. The shop is pleasantly set out and is configured to offer the main gift shop as you walk in which then leads into the 'Art Café' area, which displays original works by local artists. In turn this area leads into the main café which serves popular homemade fare. The gift shop element offers a wide range of unique, high quality gifts and jewellery as well as shabby chic and vintage home accessories.

To the rear of the main café and gift shop area there is a pleasant sheltered courtyard with a surrounding two storey refurbished outbuilding, with a total floor area of around 1,600 sq.ft. This currently houses the clothing, accessories and upcycled furniture element of the business. There is free on street parking outside the Gallery and in surrounding streets.

The business has a substantial 3,000+ followers on their Facebook page together with excellent customer reviews on both Google and TripAdvisor. The Coffee Shop was awarded a Food Hygiene Rating of 5 (Very Good). The business is also represented and well supported at several local fairs throughout the year, particularly at Christmas time.

The split in relation to overall turnover for the Gallery & Art Café is roughly 50/50 with high profit margins. Our client has reluctantly decided to sell the business due to the retirement of one of the owners.

Premises:

Comprises of an extended, single storey retail unit of traditional construction offering the following accommodation;

Ground Floor

Front Shop - 15'8" frontage x 24'5" depth.

Gallery Area - 15'6" x 12'8".

Coffee Shop - 15'7" x 20'0" with 21 covers, various tables and chairs with barista area.

Kitchen with stainless steel sink, microwave oven, commercial double sized panini grill.

W.C.

Furniture Showroom - 18'2" x 12'

Storerooms - 20' x 8' with central heating boiler.

Clothing & Accessories Showroom - 26' x 14'

External

Courtyard with seating for 10.

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



Trading Hours:

Monday	11.00 am – 4.30 pm
Tuesday - Saturday	10.00 am – 4.30 pm
Sunday	11.00 am – 4.00 pm

Staff:

The business is currently operated by our client on a part time basis with the help of 4 part time staff. The monthly wage bill is currently in the region of £1200 - £1300 pcm.

Tenure:

The premises are currently held by way of a 12 year lease from July 2011 at a passing rent of £15,000 per annum. There is a rent review in July 2020. We are verbally informed that a new 15 year lease is available, terms to be agreed.

Rates:

We are verbally informed that the premises are assessed as follows:

Description	Shop and premises
Rateable Value	£6,800
Rates free incentives available subject to status.	

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.