

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2183



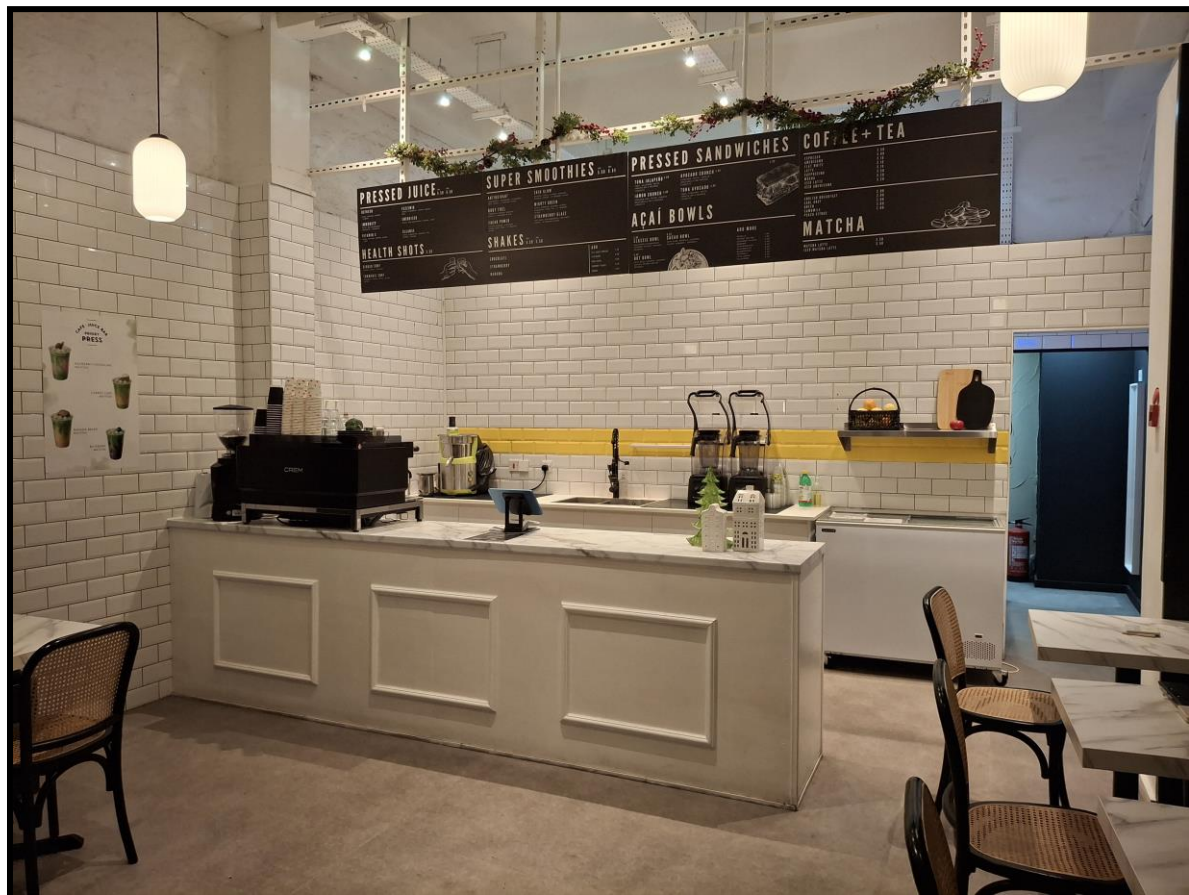
North East Commercial  
Property & Business Agents

## COFFEE SHOP & JUICE BAR OPPORTUNITY

trading name not included in the sale

7 Nelson Street,  
Newcastle upon Tyne NE1 5AN

# Sales Particulars



- Fully fitted and equipped food / drink outlet.
- Busy City centre location.
- Circa 20 covers plus pavement seating.
- Ground Floor and Basement premises.
- Fully refurbished in late 2024.
- 10 year lease in place from 2024.
- PREMIUM £70,000 / OFFERS to include all fixtures.

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## Location

This business opportunity is located at the eastern end of Nelson Street, in the heart of the City centre close to its junction with Grainger Street. The immediate area is a mixture of retail, food and leisure accommodation with high levels of both captive and passing trade. Nelson Street is a busy thoroughfare with access into both Eldon Square and Grainger Market.

## Business Opportunity

A juice bar and coffee shop has traded from this site for the last 12 months but has been placed on the market as the owners wish to concentrate their efforts on their original outlet, located in Tynemouth.

The premises were fully refurbished prior to opening and no expense has been spared in that refit. The ground floor space is configured with seating options against the walls and an open plan service space which allows customers to order or collect. Behind the service counter there is a partitioned prep area and on the lower ground floor there is additional storage rooms plus separate ladies and gents toilets.

The previous menu was compact offering a range of hot and cold drinks, breakfasts, sandwiches and acai bowls. The premises will be left fully equipped but would be suitable for a range of other food uses under the current Class E planning and lease permission.

This is a well presented and centrally located food and drink opportunity with potential for new owners to take in any direction they wish. Viewing is recommended.

## Premises

Comprise a self-contained ground and basement space forming part of larger property. Accommodation;

### Ground Floor

**Coffee Shop / Service** circa 525 sq.ft. (49 sq.m.).

### Basement

**Store** circa 145 sq.ft. (13 sq.m.).

**Store** circa 145 sq.ft. (13 sq.m.).

**Ladies W.C.**

**Gents W.C.**

### External

**Pavement Seating** For up to 12 covers.



## Current Trading Hours

Monday - Friday	8.00 am – 6.00pm
Saturday - Sunday	10.00 am – 4.00pm

## Fixtures & Fittings

An inventory will be made available to purchasers prior to any exchange of contracts. Please note that the coffee machine is on a rental contract.

## Rates

The premises are assessed as follows:  
Rateable Value £20,250 (£25,500 from 4/2026)

## Tenure

The premises are currently held on a 10 year lease from 2024 at a passing rent of £38,000 plus VAT per annum. There is a break clause and rent review at the 5<sup>th</sup> anniversary of the lease and a 6 month rent bond is required.

## 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.

### 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