

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2146



North East Commercial
Property & Business Agents

COFFEE SHOP & BAKERY OPPORTUNITY

19 Coast Road,
Newcastle upon Tyne NE7 7RN



Sales Particulars

- “Turn key” business opportunity.
- Located within a busy parade of shops.
- Fully fitted and equipped premises.
- Rear shop converted into a small bakery facility.
- Suitable for other uses, subject to landlord's consent.
- Low fixed overheads.
- Viewing strongly recommended.
- LEASEHOLD PRICE £25,000 to include all fixtures.

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Location

This business opportunity is located within a busy, fully occupied retail parade located at the junction of Coast Road with Benton Road.

This area of Newcastle comprises predominantly residential accommodation and lies between the suburbs of High Heaton and Heaton.

Business Opportunity

The lease for this unit was acquired in 2020 and the space was completely refurbished and fitted and equipped to operate as the main hub for an independent doughnut making business.

All the equipment for the current business would be included in the sale but the trading name, and any of the intellectual property for the current business, **Glazed**, would not be transferred.

New owners would have the benefit of a fitted and equipped turnkey bakery space and immediate access to the local retail customers. The current business retails coffee, cakes and confectionery to customers but there is scope for a new operator to develop the current food and drink offer further.

Premises

Comprises a ground floor service area and prep space with window seating and a sales counter with a fitted and equipped bakery to the rear. Equipment will include a coffee machine, fridges, freezers, Buffalo convection oven, doughnut fryer and an extraction hood.

Ground Floor 47sq.m. (505 sq.ft.)
Sales Area
Bakery Area
Storage / Office Space
W.C.

External
Shared rear access



Fixtures & Fittings

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

Rates

The premises are assessed as follows:
Rateable Value £5,700
Rates free incentives subject to status.

Tenure

The premises are held on a 5 year lease from 2024 at a passing rent of £6,000 per annum. There is a rent review at the 3rd anniversary and a copy of the lease is available to bona fide enquiries on request.

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.

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