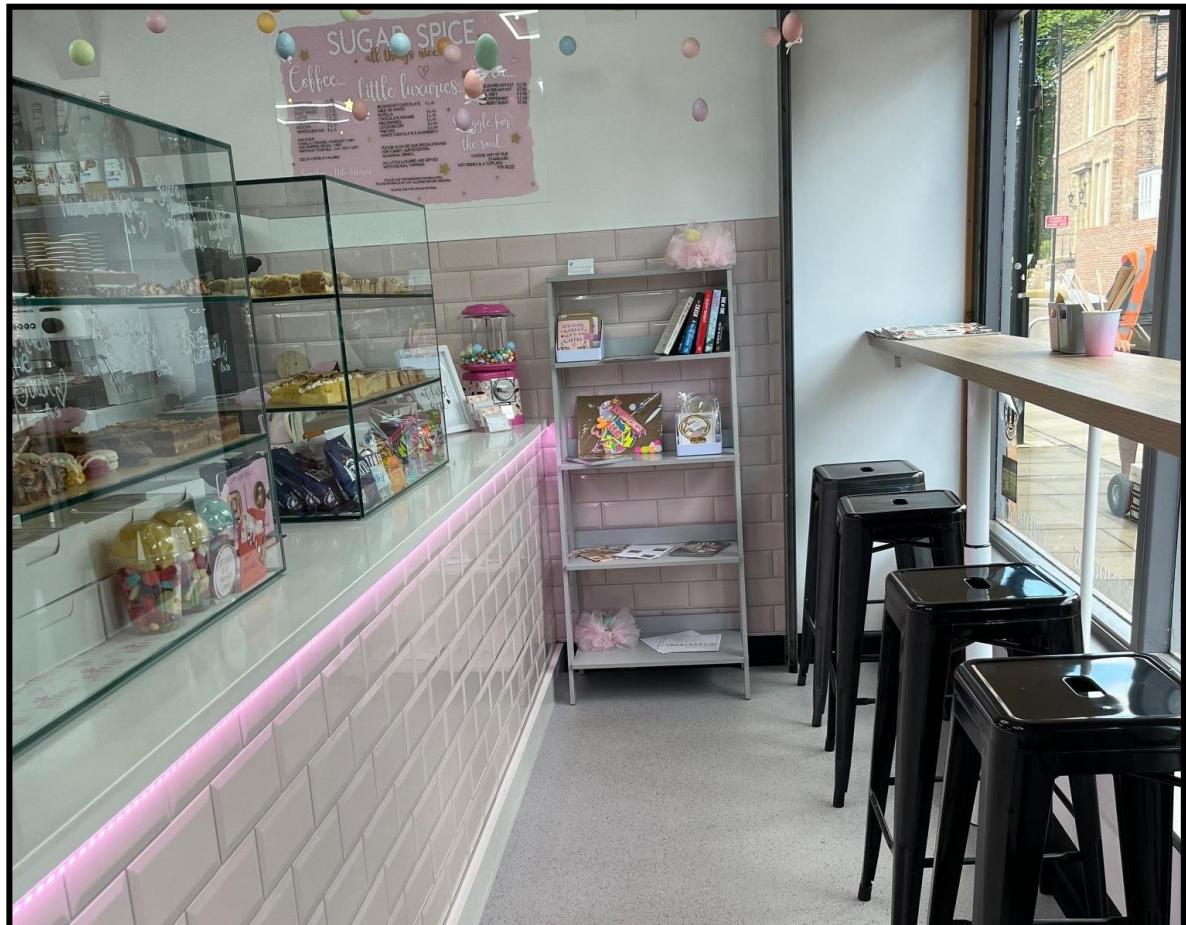




## CAFÉ / BAKERY / COFFEE SHOP OPPORTUNITY

4 Clayton Road, Jesmond,  
Newcastle upon Tyne NE2 4RP



- Outstanding opportunity, ideal for owner operators.
- Sought after residential location.
- Immaculate fit & finish.
- Free on street parking.
- Fully fitted and equipped premises.
- Low fixed overheads.
- Viewing strongly recommended.
- **LEASEHOLD PRICE £42,500 to include all fixtures.**

**0191 487 8566**

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



## Location

This business opportunity is located within the popular and sought after secondary shopping area of Clayton Road, which runs off Osborne Road in Jesmond. This is one of the most popular suburbs of Newcastle with easy access into the City centre and an excellent local infrastructure.

## Business Opportunity

The lease for the premises was acquired in 2021 and the unit was completely refurbished and fitted and equipped to operate as the main hub for an independent cake making business.

All the associated equipment for that cake making business would be included in the sale but the trading name, and any of the intellectual property for the current business, would not be transferred.

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

To the rear of the main retail space there is a separate back shop, a W.C. and access into the garage. The garage leads out onto the rear lane. A viewing is recommended to fully appreciate the fit, finish and location of this rare opportunity.

## Premises

Comprises a ground floor prep space, service area and small seating area, self-contained food prep space forming part of larger two storey property.

### Ground Floor

**Main Shop** circa 370 sq.ft. (34 sq.m.) with serve over counter, a coffee machine, worktops, a fully fitted kitchen space and extraction hood plus a wide selection of complementary equipment.

**Rear Storage / Office Space**

**W.C.**

**Back Yard / Outdoor Space**

### **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.



## Fixtures & Fittings

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

## Rates

The premises are assessed as follows:

Rateable Value 11,100

Rates free incentives subject to status.

## Tenure

We are verbally informed that the premises are held on a 5 year lease from 2024 at a passing rent of £10,800 per annum. Further details on application.

## EPC

Rating – D.

## 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.