

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2213



North East Commercial  
Property & Business Agents

## COFFEE SHOP & BISTRO

t/a "The Mad Hatter"

113 Sea Road, Fulwell,  
Sunderland SR6 9EQ



Sales Particulars

- Same family ownership since 2011.
- Turnover circa £280,000 per annum.
- GP margin 50%.
- Scope to extend the trading hours.
- Currently 34 internal covers.
- 1 bed living accommodation above.
- FREEHOLD £275,000 / OFFERS plus stock.

4 Staithes  
The Watermark  
Gateshead  
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**Location**

This business is situated on Sea Road in the heart of Fulwell at the junctions of Rosedale Terrace and Maud Street. Fulwell is a sought-after residential suburb of Sunderland, located to the north of the City centre just inland from the seafront.

Sea Road is an up and coming popular high street and one of the main routes leading towards the promenade. There is ample free parking on the surrounding streets

**Business**

This is a thriving licensed hospitality opportunity which has been operated by our clients since 2011. The business has been placed on the market as our clients are reducing their work commitments and now planning for retirement.

The property is in good order throughout and comprises a dining and kitchen space on the ground floor with a separate 1 bed flat on the first floor. The dining space is currently configured for circa 34 covers and there is ample prep and kitchen space to the rear.

The current menu offers breakfast, lunch, afternoon tea, as well as specials board options. The food, ambience and service receive positive social media feedback. Currently the business trades daytime only but new owners could easily extend the hours and incorporate an evening service.

The outside catering element is a significant part of the current business.

This is a rare freehold food & drink opportunity in a pleasant Sunderland suburb with living space above.

**Property**

Comprises a mid-terrace, two storey property of brick construction with a slate roof over.

**Ground Floor**

**Dining Room / Service** 420 sq.ft. (39 sq.m.).  
**Kitchen & Prep** 275 sq.ft. (25 sq.m.).  
**W.C.**

**First Floor**

**Lounge / Kitchen** 225 sq.ft. (21 sq.m.)  
**Bedroom** 160 sq.ft. (15 sq.m.)  
**Bathroom**  
**Separate W.C.**

**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



**Current Trading Hours (permitted to trade later)**

Monday - Sunday 8.30am - 4.00pm

**Staff**

Currently operated by the owners with the help of 7 members of staff.

**EPC**

Rating C

**Business Rates**

The premises are assessed as follows:  
Rateable Value £8,200 (2026 list)  
Rates free incentives subject to status.

**Fixtures & Fittings**

A full inventory would be made available prior to an exchange of contracts.

**Tenure**

We are advised that the title will be Freehold.

**Money Laundering Regulations**

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.