

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2158



North East Commercial
Property & Business Agents

COFFEE SHOP & DESSERT BAR t/a "Mariellie's"

5 - 7 Grange Road,
Jarrow NE32 3JY

Sales Particulars



- Sales between £5,000 to £6,000 weekly.
- Trading since 2018.
- Shopping centre location with free parking.
- 20 – 25 internal covers plus 1st floor prep space.
- Fully fitted and equipped.
- Circa 65% retail trade.
- Evenings only delivery service.
- LEASEHOLD PRICE £49,950 to include all fixtures.

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

This business is located in the centre of Jarrow, within the Viking Shopping Centre. **Mariellie's** is on the outside of the Centre, facing out towards the free car parking, and forms part of a busy terrace comprising a wide range of occupiers. Access is excellent with good road links via the A183 and the parking outside the parade is of significant benefit.

Business

Established in late 2018, **Mariellie's** is now an established and respected business with a loyal customer base and high levels of repeat custom. The business has been placed on the market as our client wishes to retire.

The business offers traditional coffee shop fayre during the day, with hot & cold drinks, breakfast options and light lunches with most of the trade being sit in.

In the late afternoons and evenings, the delivery trade begins to increase and the dessert menu, which includes milk shakes, ice cream products, waffles, hot dogs, nachos and sweets, begins to take over.

There is a fully optimised website with an online ordering option included in the sale and the shop is also listed on other food delivery platforms.

Premises – comprises a two storey lock up unit forming part of a larger shopping centre. There is access from both the front and the rear with a designated staff parking space at the back.

Ground Floor circa 54 sq.m. (580 sq.ft.)

Serving / Dining Space

Customer W.C.

First Floor circa 49 sq.m. (580 sq.ft.)

Prep Room

Office

Staff W.C.

Staff

Currently operated by 8 part time staff.

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 – Saturday 10.00am – 10.00 pm
Sunday 12 midday – 10.00pm

EPC

Rating C.

Rates

The premises are assessed as follows:

Rateable Value £10,250

Rates incentives subject to status.

Tenure

Held on a 5 year lease from August 2024 at a passing rent of £14,000 per annum plus VAT. There is a service charge obligation and full details are available on application.

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.