

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1988



North East Commercial  
Property & Business Agents

**COFFEE SHOP**  
t/a "Thyme Square Cafe"

5 Station Road, South Gosforth,  
Newcastle upon Tyne NE3 1QD



Sales Particulars

- Fully fitted and equipped coffee shop opportunity.
- Located in popular residential suburb.
- Scope to extend trading hours and menu.
- 20 cover dining room with additional outside space.
- Ideal for owner operator chef.
- Lease in place with low overheads.
- LEASEHOLD ASKING PRICE £19,950.

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**Location**

The business is located on Station Road which is the principal road running through the heart of South Gosforth, a popular suburb north east of the City centre.

The subject property forms part of a small parade within what is a busy secondary shopping area. Nearby occupiers include Domino pizza, Sainsbury Local and Majestic plus a selection of independent food and drink outlets. There is a pleasant mix of retail, commercial and residential dwellings and there is free street parking in the immediate area.

**Business**

This is a long-established café and coffee house site which was recently acquired by our client but now reluctantly placed on the market owing to growing family commitments.

The premises are configured to provide a main dining area at the front with up to 20 covers plus a staff service area. At the back of the premises there is a well-equipped kitchen plus separate ladies and gents toilets. There is an external seating area to the rear for use when the weather permits, plus an outside store.

The current menu is traditional coffee shop fare with hot and cold drinks and snacks and a very popular breakfast offer. The current owner has updated the kitchen space which has included the installation of some new equipment. Other new investment has included a self-service touch screen at the entrance which allows people to order their food directly with the kitchen before sitting down. This helps speed up service for diners and owners can also update menus automatically. The business has excellent social media feedback and is popular with locals and customers from further afield.

**Premises**

Comprises a ground floor single premises;

**Ground Floor**

<b>Coffee Shop / Dining Room</b>	33 m <sup>2</sup>	355 ft <sup>2</sup>
<b>Kitchen</b>	14 m <sup>2</sup>	150 ft <sup>2</sup>
<b>Ladies W.C.</b>		
<b>Gents W.C.</b>		

**External**

**Stores**

<b>Seating Area</b>	16 m <sup>2</sup>	172 ft <sup>2</sup>
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**Trading Hours**

Monday	9.30 am – 2.30 pm
Tuesday	9.30 am – 2.30 pm
Wednesday	10.30 am - 2.30 pm
Thursday	9.30 am – 2.30 pm
Friday	9.30 am - 2.30 pm
Saturday	9.30 am – 2.30 pm
Sunday	10.30 am – 2.30 pm
<b>Permitted trading hours</b>	<b>7.00 am – 6.00 pm</b>

**Fixtures & Fittings**

Inventory available prior to exchange of contracts.

**Rates**

The premises are assessed as follows:  
Rateable Value £6,900  
Rates free incentives available subject to status.

**Tenure**

The premises are held on a 10 year lease from February 2023 at £8,640 per annum. Further details available 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