BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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Gateshead
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REF: NE2252

North East Commercial
Property & Business Agents

ESTABLISHED JUICE / COFFEE / SANDWICH BAR

t/a "Priory Press"

9 Percy Park Road,
Tynemouth NE30 4LZ



- **Outstanding trading business.**
- **Located between village centre and seafront.**
- **Turnover £250,000 per annum.**
- **Strong GP margins.**
- **20 internal covers.**
- **Ideal for owner operator.**
- **LEASEHOLD £150,000 plus stock.**

0191 487 8566
www.northeastcommercial.co.uk

North East Commercial
Property & Business Agents

RICS

Location

This established business is located on Percy Park Road which comprises a pleasant mix of independent shops, cafes and restaurants. The unit is located between the village centreand seafront and Tynemouth repeatedly features in lists of the “Best Places to Live in the North East”. The attractive coastal location and proximity to Newcastle upon Tyne make it easy to understand why.

There are excellent road and rail links to and from the town and the local population is a broad demographic that includes young professionals, families and older or retired couples. Tourists visit the area throughout the year but peak in the school holidays, particularly in the summer months when there are a number of festivals.

Business Opportunity

This juice bar has been trading since 2024 and has an excellent reputation with high numbers of regulars and repeat customers. The venue is a popular meeting place for the local running and surf clubs and is also opposite Kings Priory School (Percy Park Site) which attracts customers on the school run.

The juice and smoothie menu is entirely fruit based and the business has built its reputation on the quality of this product. However, over the last 12 months the menu has been expanded to include sandwiches and acai bowls plus a selection of coffees.

This is an ideal opportunity for an owner operator or as a bolt on for an existing network. Viewing is strongly recommended to appreciate the site and opportunity.

Staff

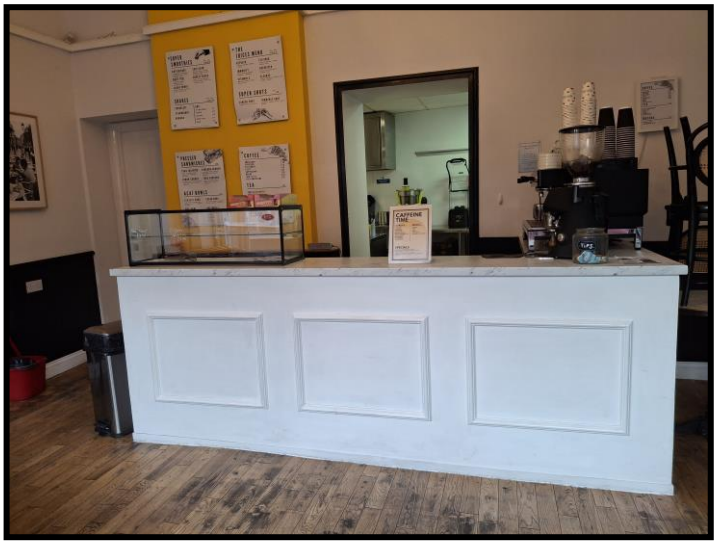
Operated under management by 2 full time and 2 part time weekend staff.

Premises

Comprises a ground floor self-contained unit.
Service Area circa 335 sq.ft. (31 sq.m.)
Kitchen circa 170 sq.ft. (15 sq.m.).
W.C.

EPC

Rating - B.



Trading Hours

Monday – Sunday 8am – 5pm

Fixtures & Fittings

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

Services

Electricity, gas and water is installed to the property

Rates

The premises are assessed as follows:
Rateable Value £9,900
Rates free incentives subject to status.

Tenure

The premises are held on a 5 year FRI lease from February 2024. The rent is £15,000 per annum and there are no rent reviews or break clauses within the term.

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

The Property Ombudsman

Part of the Robertson Simpson Group