

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2132



North East Commercial
Property & Business Agents

LICENSED COFFEE SHOP OPPORTUNITY
trading name not included in the sale

140 New Bridge Street,
Newcastle upon Tyne NE1 2SZ



Sales Particulars

- Sales £4,000 - £4,500 weekly.
- Prominent location opposite University.
- Circa 30 internal covers plus pavement licence.
- Established trading location.
- Well fitted and equipped kitchen facility.
- Permitted to trade till 11pm.
- LEASEHOLD PRICE £65,000 plus stock at value.

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Location

This business opportunity is located at the end of a mixed-use terrace at the western end of New Bridge Street, directly opposite the Northumbria University Law Faculty. New Bridge Street is the principal road running from Byker Bridge into the City centre and other nearby occupiers include a bar, a letting agency, a Sainsburys Local and a number of student accommodation blocks.

Business

A coffee shop has traded from this site for well over a decade and the current business has been under the same ownership since 2018. The space was refitted at this time but is now placed on the market as the owners have another business commitment that they wish to turn their attention to.

The premises are configured to provide a seating area on the left as you walk in and the service area on the right for collections and ordering. There is a fully fitted kitchen area at the rear of the property, together with the dry stores.

The current menu is compact and offers a range of hot and cold drinks, breakfasts, sandwiches and light meals. The site would be suitable for a range of other cuisines, but new owners could simply continue the current food and drinks offer whilst considering other menu options.

This is a very well presented and prominently located food opportunity with potential for growth with a fresh hand on approach. Viewing is highly recommended.

Premises

Comprise a ground floor self-contained unit with return frontage and forming part of larger property.

Ground Floor

Coffee Shop / Service circa 550 sq.ft. (51 sq.m.) with serve over counters, seating for up to 30 covers and a wide range of equipment,

Kitchen circa 140 sq.ft. (13 sq.m.) fitted and equipped for the trade.

Toilet DDA compliant.

External

Pavement Seating for up to 12 covers.

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

Monday & Tuesday	closed
Wednesday - Sunday	9.00 am – 4.30pm

Fixtures & Fittings

An inventory will be made available to purchasers prior to any exchange of contracts. Please note that the coffee machine, ice cream maker and EPOS till system would not be included in any sale.

Rates

The premises are assessed as follows:

Rateable Value £6,400

Rates free incentives available subject to status.

Tenure

The premises are currently held on a 10 year lease from 2018 at a passing rent of £18,500 plus VAT per annum. The landlord has also indicated that a new lease will be available if required.

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.