

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2210



North East Commercial  
Property & Business Agents

## SANDWICH BAR & DELI

“Honeycomb Deli”

24 Front Street, Monkseaton,  
Whitley Bay NE25 8DF

Sales Particulars



- Sales circa £3,000 weekly.
- GP margin in excess of 55%.
- Established for 20+ years.
- Pleasant retail parade with parking.
- Compact and easily managed.
- Ideal for owner operators.
- LEASEHOLD £35,000 plus stock at valuation.

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

**Location**

The premises are located within a busy and popular retail parade on Front Street in Monkseaton which runs down from Seatonville Road towards Whitley Bay and the seafront.

Front Street offers a mixture of accommodation that includes commercial interests on the ground floor and residential occupiers on the upper floors. Commercial tenants include retail, food and service providers and there are also a couple of busy public houses nearby.

**Business**

This address has been synonymous with food use over the years and Honeycomb Deli was established by our client in 2000. The business operates as a traditional sandwich bar and delicatessen and whilst most of the trade is collection, there is some internal bar seating plus pavement seating for when the weather permits.

The premises are in good order and fully fitted and equipped for the trade. The menu is compact and comprises a selection of sandwiches, salads and paninis, all of which are made to order. Hot and cold drinks are also available across the counter and the business has a loyal customer base comprising residents, office workers, shoppers and students from the local schools.

The relatively short hours trading regime is through personal choice, rather than custom, and there is scope for new owners to develop the business and to extend the trading hours. There are currently no deliveries but the current owner believes that there would be demand should this service be introduced.

The business is a rare to the market opportunity with strong profit margins and the potential for further growth by new motivated owners.

**Premises**

Comprise a self-contained ground floor shop forming, part of a much larger property.

**Ground Floor**

**Retail / Service Area** circa 26 sq.m. (280 sq.ft.).  
**Kitchen / Prep / Stores** circa 42 sq.m. (450 sq.ft.).  
**W.C.**

**EPC**

Rating - TBC.



**Staff**

Currently operated by our client with the help of 1 full time and 3 part time members of staff.

**Fixtures & Fittings**

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

**Trading Hours**

Monday - Saturday	8.00am - 3.00pm
Sunday	closed

**Rates**

The premises are assessed as follows:  
Rateable Value £5,600 (2026 list)  
Rates free incentives subject to individual status.

**Tenure**

Available on a new lease at a commencing rent of £800 per month. Further details on request.

**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.

**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