BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial
Property & Business Agents

UNIQUE FOOD OPPORTUNITY

t/a "Kiln & Tide Kitchen"

South Meadows Caravan Park,
Belford, Northumberland NE70 7DP



- **Coffee & Food concession.**
- **Bespoke, steel container conversion.**
- **Highly reputable caravan park location.**
- **Increasing levels of captive trade.**
- **Trading afternoons and early evenings only.**
- **Scope to expand hours and food offer.**
- **Relocatable, mobile asset.**
- **ASKING PRICE £50,000.**

0191 487 8566

www.northeastcommercial.co.uk

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RICS

Location

This trading food opportunity is located on South Meadows Caravan Park which is situated just off the A1, immediately to the south of Belford and west of Bamburgh.

North Northumberland is now one of the most visited destinations in the UK, with the Coast and Castles route being a very popular choice with motorhome owners.

There are high levels of visitors to this region from both within the UK and from abroad and South Meadows provides the perfect stop off point when travelling across the border.

Business

This opportunity comprises a bespoke steel container which was acquired and converted for food use approximately 18 months ago.

The unit has been cleverly adapted to provide as much prep and service space as possible, whilst retaining the ability to be "lifted and shifted".

Installed catering equipment includes a pizza oven, griddle, chip scuttle, coffee machine and an extraction system is installed. The current menu comprises predominantly an afternoon and evening food offer but there is scope for new owners to open for breakfast.

There is an outside seating area included in the lease together with another steel container that houses dry goods and a couple of freezers.

The caravan park currently accommodates circa 100 statics and 200 touring pitches and the site owner has plans to add another 200 static pitches over the next 12 to 18 months.

This is a rare opportunity for a new owner to either acquire the site as an additional outlet or operate independently and develop the offer.



Current Trading Hours

"Summer" season
Monday – Sunday 2pm – 8pm

"Winter" season
Friday & Saturday 5pm – 8pm

Rent

Circa £4,000 per annum. A 3 year lease is available with terms to be agreed.

Services

An electricity supply is installed and gas is via a bottled supply.

Fixtures & Fittings

A full inventory will be made available to bona fide enquiries, prior to an exchange of contracts.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser 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