

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2129



North East Commercial
Property & Business Agents

FULLY FITTED BAKERY t/a "Artisan Bakery"

63 Ilfracombe Gardens,
Whitley Bay NE26 3LZ



Sales Particulars

- Outstanding opportunity, ideal for owner operator.
- Trading 1 day only per week.
- Sales circa £1,600 per week.
- Retail only customer base.
- Pleasant residential area.
- Service area and seating to front.
- Fully fitted and equipped premises.
- LEASEHOLD PRICE £50,000 to include all fixtures.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

This business opportunity is located within a popular secondary shopping area to the north of Whitley Bay town centre. In addition to the high levels of captive trade from other shoppers and residents, there is ample street parking for any visiting trade. Whitley Bay is one of the most popular residential towns in the region with excellent infrastructure and award winning beaches.

Business

The bakery has traded from this site since 2012 under a number of models that included a 6 day trading week with sit in table service. Following Covid, and a change in the owner's work commitments, the trading hours have been altered drastically with the shop now only opens to the public 1 day a week.

The premises are configured to provide a service area with seating to the front of the unit and with the larger prep and bakery space behind, plus the walk in chiller. The bakery space is well specced with a 4 deck oven, an Artofex mixer, a proving oven and a wide range of complementary equipment.

The current menu offers a range of breads, all of which are prepared on site. Goods are only sold direct to the public with no wholesale or commercial element. New owners can expand the current bakery offer and hours whilst considering other menu options.

This is an opportunity to acquire an extremely reputable bakery with huge scope and untapped potential.

Premises

Comprise a ground floor self-contained unit forming part of larger three storey property.

Ground Floor

Service Space circa 305 sq.ft. (28 sq.m.) with serve over counters, seating booths for 8 covers, coffee machine and display shelving.

Bakery / Prep circa 265 sq.ft. (25 sq.m.) with a range of tables and chairs.

Walk-in Chiller

External

W.C.

There may also be the option to acquire the maisonette above the shop. Details on application.

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

Saturday	9.00 am – 3.00 pm
Sunday - Friday	closed

Fixtures & Fittings

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

Rates

The premises are assessed as follows:

Rateable Value £4,100

Rates free incentives available subject to status.

Tenure

We are verbally informed that a new lease will be available. The commencing rent is expected to be in the region of £8,000 per annum with further details on application.

EPC

Rating – C.

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.