

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

OUR REF: NE2154



North East Commercial  
Property & Business Agents

## LICENSED COFFEE SHOP OPPORTUNITY

197 - 199 High Street, Gosforth,  
Newcastle upon Tyne NE3 1HE



- Sales £5,000+ weekly.
- Prime position in the heart of Gosforth.
- High levels of passing and captive trade.
- 20 covers plus service point.
- Well fitted and equipped kitchen space.
- Extensive premises including rear stores and chiller.
- Rare High Street food opportunity.
- LEASEHOLD £40,000 including all fixtures.

# 0191 487 8566

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## Location

The shop is located on the main High Street close to its junction with Station Road and Salters Road. Gosforth is an extremely sought after residential suburb 2 miles due north of the City centre. Other nearby occupiers include Sainsbury's, Subway, Caffe Nero plus a range of other independent traders.

## Business

The current business was established approximately 5 years ago but is now on the market as the owners are considering another larger venue.

Currently the business offers a café menu with an Italian twist and a broad range of hot and cold drinks and light bites. There is also a selection of larger Italian dishes on a Friday and Saturday when trading hours are longer.

The unit is fully fitted and equipped for the trade and any new owner could take over the operation and begin trading immediately. The premises are configured to provide 20 covers with a mixture of tables, chairs and bar seating plus a service counter for any collections.

The location generates very high levels of both captive and passing trade. There is also a bus stop directly outside the unit and this helps generate additional trade into the cafe. This is a rare fitted and equipped food opportunity within Gosforth and prompt viewing is recommended to fully appreciate the premises.

## Premises

Comprises a self-contained ground floor retail unit.

### Ground Floor

|                      |                               |
|----------------------|-------------------------------|
| <b>Coffee Shop</b>   | circa 310 sq.ft. (29 sq.m.)   |
| <b>Kitchen</b>       | circa 165 sq.ft. (15.3 sq.m.) |
| <b>Prep</b>          | circa 78 sq.ft. (7.23 sq.m.)  |
| <b>Customer W.C.</b> |                               |

### External

**Walk in Chiller**  
**2 x Dry Stores** one plumbed for washing machine.  
**W.C.**

### External

**1 Car Parking Space**



## Current Trading Hours

|                    |              |
|--------------------|--------------|
| Sunday – Monday    | closed       |
| Tuesday – Thursday | 9.30am – 5pm |
| Friday – Saturday  | 9.30am – 8pm |

## Staff

Can be sold free of staff.

## Business Rates

Rateable Value £15,000

## Tenure

The premises are held on a 10 year lease from April 2021 at a passing rent of £15,000 per annum with a rent review at the 5<sup>th</sup> anniversary. Interested parties will need to seek legal confirmation of this.

## EPC

Rating B.

## 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