

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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OUR REF; NE1972



North East Commercial
Property & Business Agents

LICENSED RESTAURANT & COFFEE SHOP

t/a "The Priory Bistro"

2 Chaloner Mews, Chaloner Street,
Guisborough TS14 6SA



- Turnover circa £250,000 per annum.
- GP margin 65% - 70%.
- Located in popular market town.
- Scope to extend trading hours and menu.
- 60 cover capacity with additional outside space.
- Ideal for owner operator.
- LEASEHOLD PRICE £55,000/OFFERS plus stock.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business is located within a busy and popular street just off Westgate which is the main route running into the town. Guisborough is a popular market town with an expanding local population and with good road links via the A174 into Middlesbrough.

The coffee shop is located on a busy street which links Westgate with one of the main car parks. Free parking is available for up to 2 hours in the town's car parks.

Business

The Priory Bistro which was acquired by our client in late 2015 but is placed on the market as they now wish to reduce their business commitments.

The premises are configured to provide a dining and service area to the front with another two other dining spaces towards the rear but which front onto an open space with additional external seating. There is a fully equipped kitchen off the main dining area plus a service area for staff to plate up.

The menu is traditional coffee shop fare with hot and cold drinks, light meals and daily specials. The business has a 5* local authority hygiene rating and excellent social media feedback from a loyal customer base.

There is scope to develop the current menu but also to open later in the evenings which had proved popular in the past. The current owners ran themed evenings on a ticket only basis and new owners could reintroduce this popular event.

Viewing is recommended to appreciate the floor space and the scope it offers.

Premises

Comprises a ground floor single storey premises;

Ground Floor (circa 1,100 sq.ft.)

Dining Area 1 with bar & service counter

Dining Area 2

Dining Area 3

Service Area

Kitchen

W.C.

W.C.

External

Seating Area

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 (licensed to 11pm)

Monday - Friday	9.00am - 4.00pm
Saturday	9.00am - 5.00pm
Sunday	10.00am - 4.00pm

Staff

Operated under management with 8 staff.

Business Rates

The premises are assessed as follows:

Rateable Value £14,750

Rates payable £175 per month (subject to status).

Tenure

We are verbally informed that the premises are offered on new lease at a commencing rent of £1,210 per month. Further details on request.

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.