

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2245



North East Commercial
Property & Business Agents

FULLY FITTED LICENSED COFFEE SHOP

Unit 4 Myton Road, Ingleby Barwick,
Stockton on Tees TS17 0WA



- Located in busy secondary shopping area.
- Sales circa £5,000 weekly.
- Modern fully fitted premises for up to 40 covers.
- Licensed from 10am till 11pm.
- Excellent potential for owner operator.
- Free on-site car parking.
- LEASEHOLD £50,000 / OFFERS plus stock

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Sales Particulars

Location:

This business opportunity is located within a busy secondary shopping centre in the heart of Ingleby Barwick, adjacent to a large Tesco Supermarket.

Other nearby occupiers include a CORAL betting shop, Copeland Vets, an Academy and Primary School and there are densely populated private housing estates within easy walking distance.

Business Opportunity:

This licensed café comprises a fully fitted and equipped single storey unit forming part of a busy terrace of shops. Gin & Scone has been trading from the site since 2024 but the current owner has relocated away from the immediate area and has decided to place the opportunity on the market.

The premises are in excellent order throughout and currently operate as a traditional coffee shop with some evening openings on Wednesdays and Thursdays for quiz and bingo events. The venue is currently shut on Friday, Saturday and Sunday evenings and new operators could take advantage of the licensing hours.

Viewing is recommended to appreciate the scope that this site offers to a new buyer, particularly an owner operator who could develop the existing customer base.

Premises:

Comprises self-contained single storey premises;

Ground Floor

Café / Bar	circa 635 sq.ft. (59 sq.m.).
Stores	circa 290 sq.ft. (27 sq.m.).
Kitchen	circa 135 sq.ft. (12 sq.m.).
Toilets	with disabled access.

Current Trading Hours:

Monday - Sunday	9.00 am - 5.30pm
Licensed from	10.00 am - 11.00pm

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



Tenure:

The premises are held on a 3 year FRI lease from 1st April 2026 at a passing rent of £25,000 plus VAT. A copy of the lease is available for inspection on request.

Rates:

Assessed as follows:

RATEABLE VALUE £31,000

Incentives will be available but interested parties should make their own enquiries of the Local Rating Authority for verification.

EPC:

Rating C.

Money Laundering Regulations

In accordance with 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.