BUSINESS SALES

VALUATIONS

AGENCY

OUR REF; NE2218

North East Commercial
Property & Business Agents

LICENSED PIZZERIA & COFFEE SHOP

t/a “Caffe Muka”

Double Row, Seaton Delaval,
Whitley Bay NE25 0PP

- **Sales £5,000+ weekly with no late opening.**
- **Located within expanding commercial district.**
- **Adjacent to the Secret Garden leisure complex.**
- **Well fitted and equipped facilities.**
- **40 cover dining space with additional outside space.**
- **Ideal for owner operators.**
- **LEASEHOLD - ASKING PRICE £55,000.**

Sales Particulars

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RICS

Location

This business opportunity is located on Double Row which runs off the main A192 towards New Hartley, close to the newly opened railway station.

Double Row is a developing area which offers a range of traditional industrial and commercial space together with a range of modern start up business modules. The site is growing and these spaces are extremely popular with sole traders and practices requiring modern, affordable accommodation.

Business

This is an established hospitality venue which was launched in April 20201 and then acquired and rebranded by the current operator in 2024. The opportunity has been reluctantly placed on the market as our client wants to move abroad.

The premises are configured to provide a spacious service area to the front which leads through to a pleasant and well-appointed dining area for up to 40 covers. To the front there is an additional outside seating area for another 20 covers and a free car park opposite.

The menu is traditional pizzeria and coffee shop fare plus hot and cold drinks, light bites and daily specials. There is a wood fired oven on site and the owners concentrate on the quality of produce and service.

The ratings and reviews on social media reflect the popularity of the venue and the current hours could easily be extended if necessary.

Premises

Ground Floor

Coffee Shop / Restaurant	730 sq.ft. (68 sq.m.)
Kitchen	205 sq.ft. (19 sq.m.)
Store	205 sq.ft. (19 sq.m.)
Ladies & Gents Toilets	

Trading Hours

Monday - Saturday 12.00pm - 8.00pm
Sunday closed
Permission and scope to trade late.

Rates

The premises are assessed as follows:
Rateable Value £TBC
Rates free incentives available subject to status.

Tenure

The premises would be available on a new lease at a commencing rent of £350 per week. Full terms and conditions to be agreed.

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.

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