

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
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North East Commercial  
Property & Business Agents

## TEA ROOMS & SWEET SHOP

t/a "The Red Teacup & Sweet Surprise"

11 Barmoor Terrace,  
Ryton Village NE40 3BB



- Turnover circa £120,000 per annum.
- Short trading hours with no weekend opening.
- Located within a popular village setting.
- Close to a number of schools.
- Up to 22 internal covers plus sweet counter.
- Spacious rear warehouse included in lease.
- LEASEHOLD £27,500 inc. stock

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## Location

This business is located on Barmoor Terrace on the main road running west from Ryton towards Crawcrook. This part of the Tyne Valley is expanding with new residential estates having been built over the last decade and there are excellent road links via the A1 Western Bypass to Newcastle and Gateshead.

There is a bus stop directly outside the premises and a free public car opposite which provides easy access for customers in cars, or any passing custom.

## Business

The sweet shop first opened in 2016 within the same block of shops but then moved into this larger space in 2023 when the tearooms element was added.

The businesses complement each other with the sweet shop trading well at the start and end of the day whilst the tearooms generates a steady flow of customers throughout the day. The premises are configured to offer an open plan café with 22 covers and separate service spaces for the café and sweet shop customers. To the rear there is a well-equipped kitchen and prep area plus a large unutilised warehouse / workshop.

The current menu is compact and offers hot and cold drinks and sandwiches plus some light lunches but this menu could easily be expanded.

Current trading hours are short by choice and given the location opposite the rugby club, there is likely to be good levels of demand at weekends.

Viewing is recommended to appreciate the scope that the business still offers and the unutilised rear space.

## Premises

Comprise a ground floor, self-contained unit forming part of larger property. Accommodation comprises;

<b>Ground Floor</b>	
<b>Café / Service Area</b>	circa 800 sq.ft. (74 sq.m.)
<b>Prep / Kitchen Area</b>	circa 225 sq.ft. (21 sq.m.)
<b>Rear Shop</b>	circa 1,125 sq.ft. (104 sq.m.)
<b>2 x W.C.'s</b>	

## Staff

Available free of staff.

### 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



## Trading Hours

Monday - Friday	7.45am – 3.45pm
Saturday - Sunday	closed

The business is shut for all of the school holidays.

## Fixtures & Fittings

The coffee machine and bean grinder are on lease but all other trade equipment is included.

## Rates

The premises are assessed as follows:  
Rateable Value £13,000  
Rates incentives available subject to status.

## Tenure

The premises are offered on a new lease at a commencing rent of £15,000 per annum. Full terms 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.