



@The Castle, St Hilda's Church,  
Stella Road, Blaydon on Tyne NE21 4NN

ne North East Commercial  
Property & Business Agents

## SUMMARY

- Established business trading since 2012.
- Turnover circa £200,000.
- Extends to 346 sq.m. (3,700 sq.ft.).
- Fully fitted & equipped for the trade.
- Lower ground floor commercial kitchen.
- Grade II listed building.
- Currently run under management.
- Extensive private car park.
- Viewing strongly recommended.
- SHARE SALE PRICE £350,000.

## Introduction

Located between Ryton and Blaydon, @The Castle is a well-established and popular children's soft play centre which has been trading since 2012. The business is open to the public throughout the week and can also be hired for private parties.

The business has been placed on the market as our client has other unrelated commitments that they wish to concentrate on.

## Location

@The Castle is situated on the B6317 which runs from Blaydon on Tyne to the east towards Ryton and Crawcrook in the west. Access for cars is very straightforward and the A1 Western Bypass is less than 10 minutes from the site.

The immediate area comprises a mix of leisure, industrial and residential accommodation plus a busy primary school. There are numerous housing estates in and around this location which provide a certain level of captive trade.

## Description

This former Church creates a unique environment with the original features adding to the overall experience for visitors.

The main body of the Church is used for customer seating with tables and chairs laid out together with a service counter. At the head of the Church, within the former chancel, there is a large play frame and the tables and chairs look up the church towards the play area.

There is a separate toddlers soft play space located in one of the wings of the Church plus a toilet block with ladies, gents and baby changing facilities incorporated.

Within the lower ground floor there is a fully fitted and equipped commercial kitchen together with an office plus stores.

Externally there is a designated private car park plus additional parking spaces directly to the front of the Church to assist with deliveries or for any customers that may require help with access.



## Accommodation

### Ground Floor

**Main Soft Play Area** 265 sq.m. (2,850 sq.ft.)  
**Toilet Block** 26 sq.m. (280 sq.ft.)

### Lower Ground Floor

**Kitchen** 40 sq.m. (430 sq.ft.)  
**Office** 15 sq.m. (161 sq.ft.)

### External

### **Car Park**

### **Trading Hours**

Monday – Saturday 9am – 6pm  
Sunday 10am – 6pm

The business is closed on Christmas Day and Boxing Day

### **Services**

Gas, electricity, water and sewerage is installed and there is gas central heating throughout.

### **Rateable Value**

RV £16,000 – discounted by 75% until 31<sup>st</sup> March 2024, subject to individual status.

### **Trade**

Turnover for YE2025 was reported as £188,000 net of VAT.

### **Staff**

The business is run fully under management by 11 members of staff.

### **Asking Price**

Offers in the region of £350,000 are sought for the shares in FHAB Limited which would include freehold interest including the trade items and goodwill. Stock would be at valuation.

### **Website**

[atthecastlev.co.uk](http://atthecastlev.co.uk)

### **Money Laundering**

In accordance with current Anti-Money Laundering Regulations, a Purchaser will be required to provide two forms of identification and proof of the source of income.

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