



Fire House No.1

27 Leazes Street, Amble, Northumberland NE65 0AA

- Licenced Café/Bar
- Well Presented Business
- Fully Equipped For Trade
- Artisan Foods
- Seasonal Trade
- Circa 20 Internal Covers
- Turnover (available upon request)
- Lease until 2028
- Premises Licence until Midnight
- Rent £6,500 per annum

Leasehold: £60,000

BUSINESS FOR SALE

Location

Amble is a small town and sea port on the North Sea coast in Northumberland an area of outstanding natural beauty and visited throughout the year by tourists around the world. The town is situated on the A1068 which runs from north to south along the Northern East Coast Line. Amble also lies near the A1 providing easy access to the nearest city Newcastle upon Tyne approximately 30 miles south and also to Edinburgh in Scotland around 80 miles north. There is an east coast mainline railway link between Edinburgh and London which runs via the nearby Widdrington Station.

Premises Description

The business trades from the ground floor of a well presented two storey mid terrace property with pitched slate roof. Internally there are circa 20 covers. A serving area is joined to the kitchen area, and behind that there is a WC and storage area. At the rear of the property there is an enclosed yard.

Business description

This is an excellent opportunity to acquire an upscale licenced café/bar nested in the heart of the bustling town of Amble.

The business menu includes Artisan foods, café and grilled/fried meals, breakfast menu, wraps, steaks.

The business enjoys a busy location on the main route leading to the harbour and so enjoys excellent passing trade. There are fair levels of commercial business throughout the week and this is then supplemented by tourism over the summer season, weekends, and bank holidays.

Social Media

Facebook Page: 334 Followers

Reviews

5.0 Stars from Facebook & Trip Advisor reviews

4.3 Stars from 71 Google reviews

Opening Times

(subject to change)

Thursdays	4pm-9pm
Fridays	4pm-10pm
Saturdays	11am-10pm
Sundays	10am-9pm
Monday-Wednesday	Closed

Tenure

Leasehold – We have verbally been informed there is a 5 year lease that commenced 2023.

Turnover

Available upon request

Price

£60,000 (+stock)

Rent

£6,500 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £2,700

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I007

Updated June 2024



BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



RICS

The mark of
property professionalism worldwide