



## Fares Fayre

Unit 5 Monkseaton Metro Station, Whitley Bay NE26 3NR

- Coffee Station / Café
- 30 Internal + 20 External Covers
- Excellent Passing & Captive Trade
- 5 Star Food Hygiene Rating
- Situated on Platform 2
- Floor Area 62 sq. m. (667 sq. ft.)
- Turnover circa £1,000 per week
- Short Trading Hours
- No Business Rates Payable\*
- Rent £8,580 per annum

**Price: £39,950 Leasehold**

# BUSINESS FOR SALE

## Location

Fares Fayre is located on platform 2 within Monkseaton Metro Station and has a frontage onto Norham Road a busy street linking Monkseaton Front Street to Park View, Whitley Bay.

As the café is within the Metro station it benefits from heavy commuter footfall. There are also many large schools and sports facilities within the catchment area.

## The Business

Our clients have been trading from this location for circa 7 years although it previously traded as a café for many years prior. The business has many sit in customers but also benefits from a strong takeaway trade from commuters on the Metro service. The menu includes a full english & vegetarian breakfast, bacon / sausage breakfast, homemade soup, toasties, pies, scones, cakes and much more. There is huge scope to increase trade by extending the short trading hours.

## Property

The business trades from a single storey red brick building with pitched slate roof with external seating under the Metro Station's canopy. Internally the floor area is 62 sq. m. (667 sq. ft.) consisting open plan service/seating area, kitchen and customer W.C facilities.

## Equipment

Tefal deep fryer  
1x Bartscher Oven  
Upright white freezer  
Coca Cola upright drinks display fridge (leased)  
Polar countertop display fridge 100 Ltr  
Glass cabinet cake display  
Marco water boiler Ecoboiler (owned by Milano coffee company)  
Coffee grinder (owned by Milano coffee company)  
Fiorenzato espresso machine  
Casio till  
Sumup payment card reader  
Panasonic microwave  
Stainless steel sink  
Sharp microwave  
Under counter dishwasher  
3 x Under counter fridges  
Extractor hood  
Buffalo hot plate  
Chef King induction hob  
Hotpoint tall freezer

## Food Hygiene Rating

5 Very Good - Inspected – 7<sup>th</sup> September 2023

## Staff

The business is run by a husband and wife team with 2 part time flexible staff members.

## Turnover

We have verbally been informed the business is turning over circa £1,000 per week, this is based on very limited trading hours.

## Opening Times

Monday	Closed
Tuesday	9:00pm – 3:00pm
Wednesday	9:00pm – 3:00pm
Thursday	9:00am – 3:00pm
Friday	9:00am – 3:00pm
Saturday	Closed
Sunday	Closed

## Tenure

Leasehold – We have verbally been informed the current lease has expired and rolling over, a new lease would be granted subject to terms and conditions.

## Price

£39,950 plus stock at valuation

## Rent

£8,580 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £7,600

\*If 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

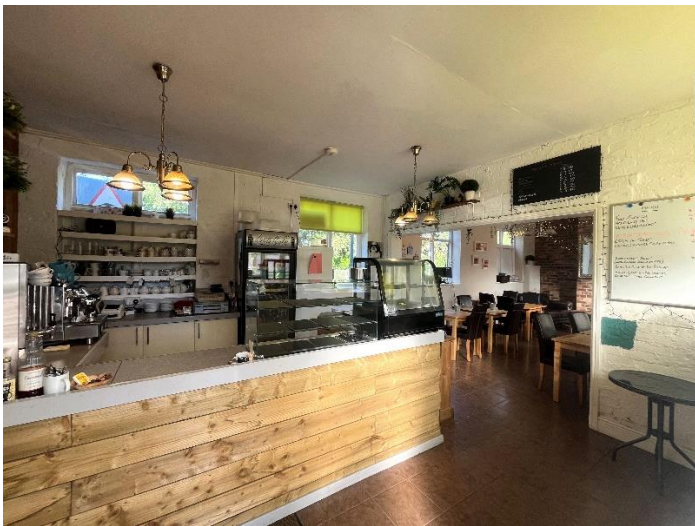
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make 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: I089 (Version 2)**

**Prepared: 17<sup>th</sup> September 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.

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