



Salt & Pepper Cafe

227 Westgate Road, Newcastle Upon Tyne, NE4 6AD

- Well Established Café on Main Road
- Circa 18 Internal Covers
- 5 Star Food Hygiene Rating
- Floor Area 40.77 sq.m. (438.84 sq.ft.)
- Excellent Reputation
- Turnover £2,000-£2,500 per week
- New 20 Year Lease in Place
- Fully Equipped for the Trade
- Prominent Main Road Position
- Rent £8,400 per annum

Leasehold: Offers Over £24,950 (+stock)

BUSINESS FOR SALE

Location

The business is located on Westgate Road (A186) which links Newcastle city centre to the A1 and the A69, it is within walking distance of Newcastle city centre. Westgate Road comprises predominantly retail units on the ground floor with a mixture of residential and offices on the upper levels. Adjacent Westgate Road is the 24 acre former Newcastle Brewery site which is being redeveloped it currently has Science, Businesses and residential apartments on with much more to come.

The Business

Our client has been running their well-established café business for over 25 years, serving regulars, workmen, students and neighbours. Over the years, the business has become very well recognised and won occasional awards, for best breakfasts and consistently receives praise on all of the review sites (5/5 on Trip Advisor, 4.9/5 Facebook and 4.9/5 on Google Reviews).

After catering to the thousands, our client has decided to hang up her apron and concentrate on her family, which makes this business a fantastic opportunity for someone to take over the reins.

Property

The business is situated on the ground floor of a two-storey mid terrace property with pitched slate roof.

The floor area is approximately 40.77 sq.m. (438.84 sq.ft.) consisting open plan seating area, kitchen with service hatch, store room and w/c. There are circa 18 internal covers.

Equipment (all owned)

(includes, but not limited to)

Parry AWB3 Hot Water Machine
Counter Top Grill
Sharp Cash Register
Double Fryer
Small Fryer
A range of Large and Small Fridges
Milano G60 Gas Cooker/Oven
Chest Freezer
2 x Microwave Ovens
Dishwasher
Water Heater
CCTV
Large Commercial Canopy

Staff

The business is owner operated

Turnover

We have verbally been informed the business is turning over circa £2,000 - £2,500 per week.

Opening Times

Monday – Friday 8am – 2pm

Tenure

Leasehold – There will be a 20 year lease in place, from 2024.

Price

Offers Over £24,950 (+stock)

Rent

£8,400 per annum

Viewing

Strictly by appointment through this office.

EPC Rating

D

Rateable Value

The 2023 Rating List entry is Rateable Value £7,500

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: I088 (Version 1)

Prepared 10th 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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