



## Fully Equipped Cafe Park Avenue, Whitley Bay

- Coffee, Bar & Kitchen
- 40 Internal Covers
- Town Centre Location
- Very Well Presented
- Premises Licence till 11:00pm
- 5 Star Food Hygiene Rating
- 9 Year Lease from May 2015
- Healthy Turnover
- Floor Area 74.5 sq. m. (802 sq. ft.)
- Social Media Pages
- Rent £13,620 + vat per annum
- On Just Eat / Uber Eats
- Established 20 + Years
- Genuine Reason for Sale

**Leasehold: £35,000**

# BUSINESS FOR SALE

## Location

The café is situated towards the bottom end of Park Ave, directly opposite Park View shopping centre. This is an area which benefits from excellent passing trade and footfall. Whitley Bay and the surrounding areas of Monkseaton, Cullercoats, and Tynemouth etc are densely populated and attract businesses from other parts of the region. There is a good transport system including buses and the Tyne & Wear Metro system. The Sea front is approximately 5 minutes walk.

## Property

The business trades from the ground floor of a two storey mid terrace parade of retail units. The unit being 74.5 sq. m. (802 sq. ft.) consists of open plan customer seating area / service counter, kitchen, store and female/male W.C facilities. The unit is well presented catering for approximately 40 diners via tables and bench seating.

## The Business

The business has been established for over 20 years with our client taking over in 2017, investing substantial funds into the infrastructure, decoration and fixtures & fittings. Since then, the business has gained an excellent reputation with many longstanding and repeat customers.

The business has a quirky menu as well as traditional British breakfasts and lunches. They also have a great selection of tea, coffee, beers, larger, wine, spirits and soft drinks.

The business turnover has grown year on year expeditiously with further room for growth by extending the opening hours and pushing the delivery side of the business. This is a genuine reason for sale with our client looking to move on to other ventures. Our client has indicated they are willing to work alongside any buyers for an extended handover period.

## Equipment

Table top fryer  
Coffee grinder  
Polar refrigerated countertop display chiller  
Caterlite countertop ice machine  
Fracino espresso machine  
Back bar drinks cooler  
Nisbets auto fill water boiler  
Ninja blender  
2 x Undercounter fridges  
Lincat 4 burner gas oven  
Stainless steel extraction hood  
Hot plate  
Ecomax dishwasher  
Kenwood mixer  
Nisbets chest freezer  
Beko upright freezer

## Food Hygiene Rating

5 Very Good - Inspected – 20<sup>th</sup> December 2022

## Premises Licence

Permitted to supply alcohol from 9:00am till 11:00pm

## Staff

The business is owner operated with the assistance of 1 full time and 3 part time members of staff.

## Turnover

Available on request

## Website/ Social Media

Facebook 2,612 followers

Instagram 1,672 followers

TikTok 3,827 followers

## Opening Times

Monday – Saturday	9:00am – 4:00pm
Sunday	Closed

## Tenure

Leasehold – 9 year lease from 1<sup>st</sup> May 2015

## Price

£35,000 plus stock at valuation

## Rent

£13,620 + vat per annum

## Other costs

Biffa commercial waste collection contract £28 + vat per week.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £10,500.

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

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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.

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# BUSINESS FOR SALE



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