



La Bottega

74 Duridge Drive, Blyth, Northumberland NE24 4PZ

- Traditional Italian Bistro Café
- Popular for Pizza Takeaways
- Turnover circa £4,000 per week
- 20 Internal Covers
- Free Parking Onsite
- Rent £3,120 per annum
- Floor Area 59 sq. m. (635 sq. ft.)
- Just Eat, Blyth Eats, Bedlington Eats
- Bedlington Eats as a Commercial Intermediate
- 5 Star Food Hygiene Rating
- Genuine Reason for Sale
- 5 Year Lease from 2022

Leasehold: £59,950 plus stock at valuation

COMMERCIAL

Location

The business is located on Duridge Drive the main road running through the sought after Newsham Farm Estate on the out skirts of Blyth.

The Premises

The business trades from the ground floor within a two storey small shopping parade. The floor area is circa 59 sq. m. (635 sq. ft.) consisting open plan dining / service area, kitchen, store and staff W.C facilities. There is also a shared yard to the rear of the property.

Description

La Bottega has a fantastic following, with many repeat customers offering true Italian food both sit in, takeaway and via delivery.

The business offers breakfast, hot/cold starters, pasta, risotto, pizza, garlic bread, chicken & prawn dishes, paninis, salads, Sunday dinner and hot/cold beverages. All food is prepared fresh with traditional Italian ingredients.

Parking

Free car park onsite

Inventory

Equipment (inc but not limited to):

Blue Seal Turbofan oven
Cobol electric pizza oven
Buffalo commercial 6 burner gas oven range
Stainless steel extractor hood
Buffalo freestanding twin tank electric fryer
Countertop electric fryer
Panasonic microwave oven
Samsung microwave
Chest freezer
Walk in fridge
Espresso machine
Fiorenzato coffee grinder
Heated display cabinet (stainless steel/glass)
Polar display fridge 4 shelves
Till
POS for various delivery services
CCTV system
6 x Tables (12 seats)
1 x Bench (6 bar stools)

Turnover

We have verbally been informed the business is turning over circa £4,000 per week

Asking Price

£59,950 + stock at valuation

Rent

£3,120 per annum (£260 PCM)

Staff

The business run by the 2 owners with the assistance of 1 other member of staff. There are also a few delivery drivers that work on a flexible basis.

Delivery Sites

Just Eat, Blyth Eats, Cramlington Eats, Bedlington Eats as a commercial intermediate.

Opening Hours

Mon / Tues / Thus	3:00pm – 9:00pm
Fri / Sat	10:00am – 9:00pm
Sun	10:00am – 4:00pm
Wed	Closed

Food Hygiene Rating

5 – Very Good (Last inspection: 21 December 2022)

Tenure

Leasehold – We have verbally been informed there is a 5 year lease in placed that commenced 2022.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,850

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: I127 (version 2)

Prepared: 08th November 2024

COMMERCIAL



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.

R573

COMMERCIAL

