



## Meet Me on The Corner 45 Ilfracombe Gardens, Whitley Bay NE26 3LZ

- Licenced Café / Bistro
- 30 Internal Covers
- Affluent Area
- Very Well Presented
- Premises Licence
- Turnover circa £6,000 per week
- Covered Patio Area with 40 Covers
- Fully Equipped for the Trade
- Short Trading Hours
- Rent £10,000 per annum

**Price: £79,950 Leasehold**

# BUSINESS FOR SALE

## Location

The business is located on the corner of Windsor Gardens and Ilfracombe Gardens situated to the north of Whitley Bay town centre, close to the sea front, shops and other facilities. There are excellent transport links being within walking distance of The Metro and bus station.

## The Business

Our clients started trading in May 2022 taking over from an already successful business On the Corner, since then they have built upon the excellent reputation with many longstanding and repeat customers.

The business has an all-day breakfast/brunch and Sunday dinner menu, speciality tea's and coffees, milkshakes, smoothies and spirits, beers and wines. Whilst the current owners have established a very successful business, they recognise that there is room for further growth. The existing hours could be extended to create an additional early morning breakfast and early evening menu, increasing profits.

## Property

The café is finished to an excellent standard with a modern sophisticated feel. The unit consists customer service area with open plan dining with 30 internal covers, fully equipped kitchen and w/c facilities. The business also has the huge benefit of a covered patio area with an additional 40 covers.

## Equipment

A full inventory can be provided on request.

## Notice

The business name Meet Me on The Corner is not included in the sale of the business.

## Food Hygiene Rating

4 Good - Inspected – 1<sup>ST</sup> February 2024

## Premises Licence

Permitted to supply alcohol every day from 10:00am until 6:30pm both on and off the premises

## Trading Licence

The business is permitted to trade from 8:00am until 7:00pm

## Staff

The business is run by the 2 business owners with the assistance of 2 full time & 4 part time members of staff.

## Turnover

We have verbally been informed the business is turning over circa £6,000 per week.

## Opening Times

Wednesday – Friday	9:00am – 3:00pm
Saturday	9:00am – 4:00pm
Sunday	9:30am -4:30pm
Monday – Tuesday	Closed

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Price

£79,950 plus stock at valuation

## Rent

£10,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £5,600.

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.

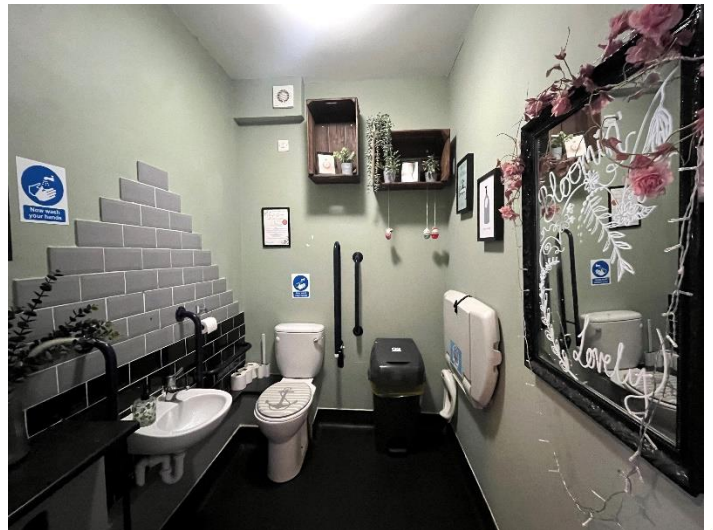
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1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or 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: I156 (Version 2)**

**Amended: 19<sup>th</sup> February 2025**

# 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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