



## Sweet Dreams

60-62 St. Andrews Street, Newcastle upon Tyne NE1 5SF

- Dessert Café Business
- 40 Ground Floor Covers
- Additional Covers in Basement
- Prominent City Centre Location
- Fully Equipped for the Trade
- 25 Year Lease from July 2016
- Turnover circa £10,000 per week
- Additional £25,200 p/a Income (Sub Let)
- Huge Scope to Increase Trade
- Substantial Six Storey Property
- Presented to a High Standard
- Rent £23,000 per annum

## Offers Invited

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## Location

The business is in a prominent busy position at the junction of St Andrews Street and Newgate Street. The building is situated opposite the former Co-op Department Store which has been completely refurbished. New occupiers there include The Premier Inn, The Gym Group, Turtle Bay, Mulligans Golf and Point Blank. Immediately next door is the Gate Bar, Restaurant & Cinema complex which has several national brands within.

## The Business

We are delighted to present Sweet Dreams Dessert Café, a charming vintage dessert and chocolate café situated in the heart of Newcastle City Centre. Our clients acquired the unit in 2015 and invested significantly in the infrastructure, fixtures, and fittings before officially opening in 2017. Since then, the business has cultivated a loyal customer base with a strong repeat clientele. Sweet Dreams Dessert Café offers both walk-in service and delivery options. This distinctive establishment boasts a unique and exclusive menu, featuring a wide array of indulgent desserts that are sure to captivate every guest.

## Property

Our clients hold the lease for the entire building, an attractive four-storey mid-terrace property that includes basement and loft space. The ground floor and basement are currently occupied by Sweet Dreams Dessert Café, which features an open-plan dining and service area with approximately 40 covers on the ground floor. The basement houses a private function room, a separate kitchen, and a walk-in fridge. The first, second, and third floors are currently sublet, while the loft space remains vacant, offering further potential.

## Turnover

We have verbally the business is turning over circa £10,000 per week.

## Additional Income

Our clients sublet the first floor to Lanna Thai Massage & Spa and the second & third floor to Escape Key, an escape rooms business. This brings in an additional £25,200 per annum.

## Opening Times

Monday – Sunday 1:00pm – 12:00 (Midnight)

## Tenure

Leasehold – 25 year lease from 22<sup>nd</sup> July 2016 until and including 21<sup>st</sup> July 2041.

## Price

Offers Invited

## Rent

£23,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value (60-62, St Andrews Street - GF/Basement)

The 2025 Rating List entry is Rateable Value £26,250

## Rateable Value (60-62, St Andrews Street – 1st Floor)

The 2025 Rating List entry is Rateable Value £8,800

## Rateable Value (60-62, St Andrews Street – 2nd/3rd Floor)

The 2025 Rating List entry is Rateable Value £13,000

## Important Notice

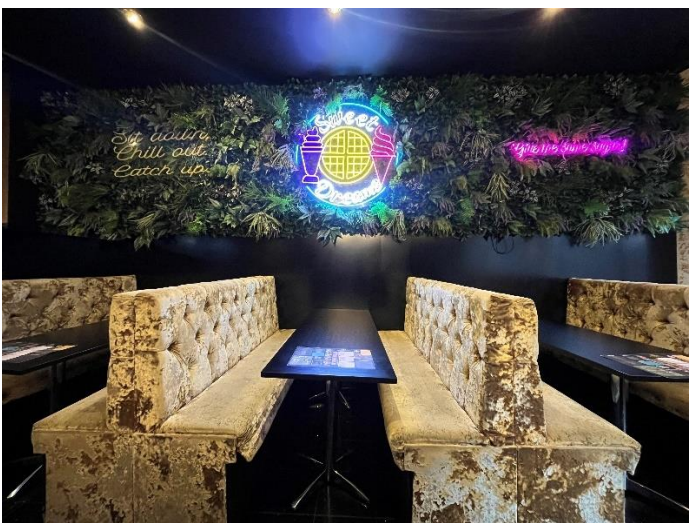
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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