



## Nine Streets Coffee

42-44 Earsdon Road, Monkseaton, Whitley Bay NE25 9SU

- Independent Specialist Coffee Shop
- 40 Internal Covers
- Prominent Corner Position
- New Lease Available
- Huge Scope to Increase Trade
- Two Storey Unit 144.9 sq. m. (1,560 sq. ft.)
- Turnover circa £2,500 per week
- Additional Outdoor Seating
- Fully Equipped for the Trade
- Rent £15,000 per annum

**Price: £45,000 Leasehold**

# BUSINESS FOR SALE

## Location

The business is prominently situated at the corner of Earsdon Road and Eastfield Avenue, within the affluent area of Monkseaton, a suburb of Whitley Bay. It benefits from high levels of passing trade and offers private parking.

## The Business

We are pleased to present to the market this well-established independent coffee shop, located in the sought-after area of Monkseaton. Specialising in high-quality coffee, homemade cakes, sandwiches, soups, tray bakes, and scones, this charming café has earned an excellent reputation since opening in 2020. The business has built a loyal customer base, with many long-standing and repeat clients. While the current owners have created a highly successful operation, they recognise significant potential for further growth. There is an opportunity to extend the current trading hours, introducing an early morning breakfast menu and an evening offering, which could drive increased revenue and expand the customer base.

## Property

The business operates from an end-terrace, two-storey property with a pitched slate roof. The premises are attractively fitted to a modern standard, with the ground floor spanning 98.73 sq. m. (1,062.7 sq. ft.). This level comprises an open-plan dining area, bar, kitchen, Vault area (available to hire for private functions/meetings), and a disabled W.C. The first floor, covering 46.23 sq. m. (497.6 sq. ft.), includes an office, kitchen, storage area, and separate ladies' and gents' W.C. facilities. In addition, the property benefits from outside seating, and private parking.

## Equipment

A full inventory can be provided on request.

## Staff

The owner runs the business full time plus one other full time and four part time staff.

## Turnover

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

## Opening Times

Monday - Friday	8:00am – 4:00pm
Saturday - Sunday	10:00am – 3:00pm

## Tenure

Leasehold – The current lease expires in the summer but we have verbally been informed a new lease is available.

## Price

£45,000 plus stock at valuation

## Rent

£15,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £9,000.

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:** I197 (Version 2)

**Amended:** 20<sup>th</sup> March 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.

R574

# 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.

R574