



The Lough Ran

203 Park View, Whitley Bay NE26 3RD

- 1930s Inspired Bar & Bistro
- 30 Internal Covers + Outside Seating
- Prominent Main Road Position
- Recently Renovated
- 5 Star Food Hygiene Rating
- Presented to a High Standard
- Short Trading Hours
- Premises Licence 11am – 11pm*
- Rent £10,992 per annum
- 7 Years Remaining on Current Lease

Leasehold: Offers in Excess of £55,000

BUSINESS FOR SALE

Location

Park View is a busy shopping parade located in the centre of the Coastal Town, Whitley Bay. It benefits from busy footfall and passing trade. The town itself is currently going through regeneration, being a popular North Tyneside Town, which will only increase the interest in the future. Densely populated and having a large variety of Independent and Specialist Outlets.

The Business

Our clients took over the existing business in August 2023 proceeding to invest substantial funds into the infrastructure, decoration, fixtures & fittings and premises licence, reopening in October 2023. The bar / bistro is 1930 inspired consisting open plan seating area, bar, kitchen and customer W/C facilities. Whilst the current owners have established a very successful business, they recognise that there is room for further growth by extending the existing trading hours.

Inventory

As can be seen from the photos provided, the business is fully equipped for the trade, a full inventory can be provided on request.

Premises Licence*

Alcohol can be consumed on the premises from 11:00am with last orders at 10:30pm and closing 11:00pm.

Food Hygiene Rating

5 Very Good - Inspected – 7th March 2024

Staff

The business is family run, all of which will be leaving when the business is sold.

Turnover

Available on request.

Opening Times

Monday	Closed
Tuesday	Closed
Wednesday	Closed
Thursday	4:00pm – 11:00pm
Friday	4:00pm – 11:00pm
Saturday	12:00pm – 11:00pm
Sunday	1:00pm – 9:00pm

Tenure

Leasehold – We have verbally been informed there is 7 years remaining on the current lease.

Price

Offers in Excess of £55,000 plus stock at valuation

Rent

£10,992 per annum

Other Information

Our clients have designed all the branding for a smash burger called Dome Burger, this would come with the sale of the business.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £6,600.

If 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

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

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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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