



## Small World Cafe

Ref: 6467079

27/28 Market Place, Hexham, NE46 3PB

Leasehold: £75,000, Annual Rent: £27,000

Well established business in prime location

40+ Covers

Well renowned with tourists and locals

External trading area

Turnover year end 2023 - £357k

Annual Rent £27,000 - Energy Rating C



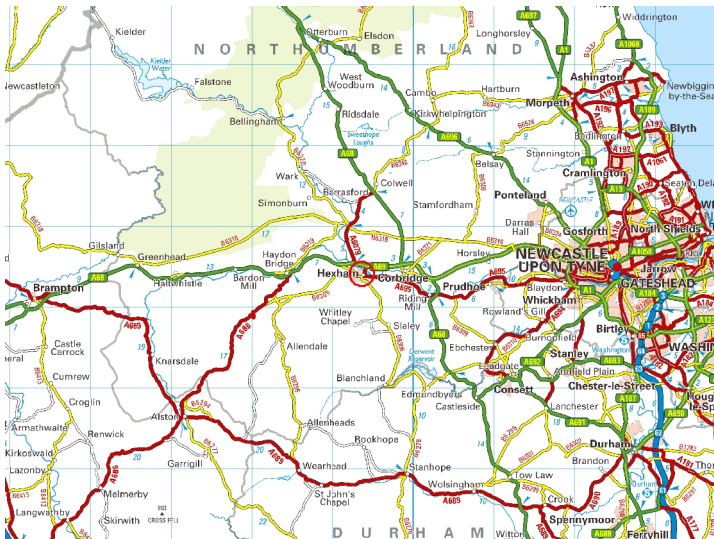
The Small World Café is a family run licensed coffee shop in the heart of Hexham. Serving fresh homemade food every day, it has become one of Hexham's highest ranking coffee shops on TripAdvisor, achieving many 5\* reviews.

Open Monday to Saturday, the café is popular with both the local community as well as the many tourists visiting the town. With locally sourced products, The Small World Café offers the finest quality teas and coffee, a wide ranging lunch and breakfast menu, a fantastic homemade bakery selection and special items to order. Take away service is also available.

The café also stocks a range of local products to buy in the deli section, such as gins and liqueurs from Alnwick Gin, honey from Northumberland Honey Company, North Chocolates and many other seasonal products.

For more information, please see the dedicated business website:  
<http://thesmallworldcafe.com>

This well established business has been trading successfully for many years and the owners are now looking to retire.



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#### Location

The Small World Café is an extremely popular establishment, situated next to the market square in the heart of the historic town of Hexham.

Hexham is perfectly located for exploring the surrounding countryside including Northumberland National Park, Hadrian's Wall UNESCO World Heritage Site, Housesteads Roman Fort, Chesters Roman Fort, Vindolanda and the Roman Army Museum.

Hexham is easy to access via public transport with regular bus services as well as trains from Newcastle and Carlisle on the Tyne Valley Line.

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## The Opportunity

The Small World Café presents an excellent opportunity for an owner operator to take over a long established business in the heart of Hexham. With an excellent reputation and repeat and new customers, the current owners leave behind a solid foundation for an incoming operator to build on.

Its enviable location means it appeals to a variety of clientele and benefits from year-round trade.



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## Internal Details

This single ground floor level property comprises of a large double fronted shop front, open plan dining area and commercial grade kitchen.

The large basement area is used for storage.



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## Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

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## External Details

The Small World Café has external seating for 20 people.

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## Trading Hours

Monday to Saturday  
09:00am - 16:00pm

Sunday  
Closed



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## Trading Information

Profit and Loss Accounts provided by our clients' show a turnover for year ending May 2023 of c.£357,000 with Adjusted Net Profits for the period of c. £74,000.

Accounts are available on request from serious buyers.

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## Business Rates

The Rateable Value as of 1 April 2023 is £24,000. Confirmation of actual rates payable can be obtained from the local Authority.

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## Regulatory

Premises License

Ground Floor



Total area: approx. 140.3 sq. metres (1510.2 sq. feet)

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Marslie McGregor

Business Agent - Pubs & Restaurants

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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189