



No. 13

Ref: 6411091

13 Cattle Market, Hexham, NE46 1NJ

Leasehold: £69,000, Annual Rent: £14,000

Well Established Business in Prime Location

Annualised Net Turnover c.£440,000

50+ Covers

Recently Refurbished & Immaculately Presented

Great Potential

Fully Licensed - EPC Rating C



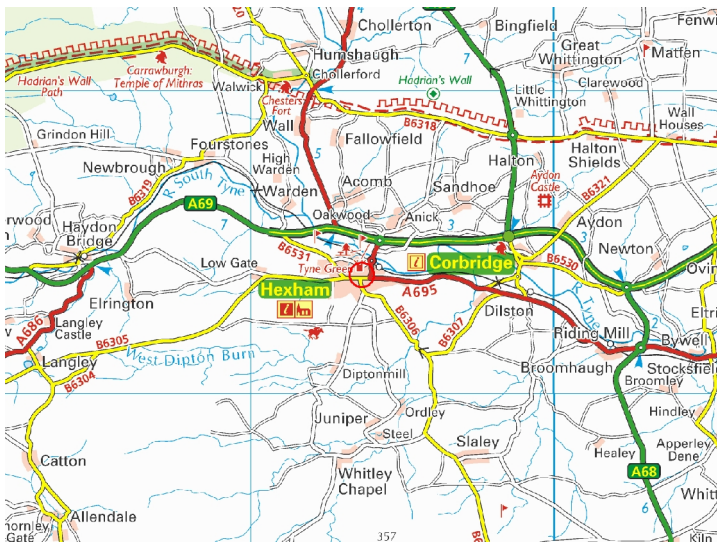
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Located at No 13, Cattle Market, Hexham, The Natural Grocer Market and Social is a restaurant and specialist grocers focussing on local producers and amazing local products. Occupying a highly visible position on the corner of Hexham's busiest street with high levels of vehicular and pedestrian passing traffic.

After only opening in October 2022, the business has become known as one of the largest retailers of quality produce from Northumberland, Durham, Cumbria and beyond. With over 70 local producers, many of which are available not only to buy but are used on the breakfast, lunch and evening tapas menus.

The owners created this business from a cold start. They carried out a full refurbishment of the property, adding a kitchen, full redecoration throughout, as well as installed quality fixtures and fittings for the retail shop and coffee shop bistro.



Location

Located on a highly visible position on the corner of one of Hexham's busiest streets, Cattle Market. 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.

Internal Details

The property comprises of two floors:

An entrance leading into the lower lounge/cafe area with seating for c.20 covers and the upper ground floor leading to the grocery sales area situated to the rear.

Upstairs is a well presented restaurant area for c.40 diners with a bar servery.





Ancillary Areas

Ancillary areas include a commercial kitchen, WCs and storage areas.

External Details

The property benefits from 1 parking space to the rear of the premises.

Trading Hours

Monday to Wednesday
Closed

Thursday
10.00am - 9.00pm

Friday and Saturday
10.00am - 10.00pm

Sunday
Currently closed with service between 12.00pm to 3.00pm starting mid April 2024.

Currently closed on Monday and Sunday as a lifestyle choice of the current owners. There is huge scope to extend the hours significantly as the on and off Premises Licence is from 10.00am until 10.00pm, seven days per week.

The Opportunity

The Natural Grocer Market and Social is a very well presented business with a list of capital expenditure devoted to it by both the sellers and the landlord.

For a new owner, this business has had the hard work and set up already completed and now has a base of regular clients. They have built up an enviable reputation for service and quality, currently standing at #1 out of 54 places to eat in Hexham with multiple 5 star reviews and a following of over 1,800 on social media. Well renowned for the not only the food and premium level of customer service, the business has become a leading specialist grocer in the area, with a range of superior products from over 70 local suppliers.

From inception, The Natural Grocer Market and Social has grown from strength to strength, not only in reputation, but in financial terms too. What started as a small specialist grocer, trading during limited weekly hours as per the owners' lifestyle choice, and a turnover of c£6000 per week, the Natural Grocer Market and Social has grown to become a highly regarded and profitable business with undoubted growth potential. Increased trading hours, the introduction of breakfast, lunch and evening Tapas menus, as well as monthly wine tastings, music and other events have contributed to impressive sales growth.

A further two year predicted growth curve lies ahead which should realise a gross sales figure of c. £10,000 average per week.

This business model is very successful other than short term issues caused through roadworks which are due to be completed by May 2024.



Regulatory

Premises License.

Pavement Licence for two tables plus four chairs.

Fixtures & Fittings

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

Staff

The business is owner operated with the help of a trained team. The owners will leave on sale, however they are prepared to assist post completion, alongside fully trained shop and bistro staff, to guide the new owner bringing the business forward.

Trading Information

Financial information is available to interested parties.

Business Rates

The Rateable Value as of 1 April 2023 is £18,000. Confirmation of actual rates payable can be obtained from the local Authority.



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:

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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

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