



Kentoci Cafe

6 Wesley Court, Blaydon Precinct, Blaydon, NE21 5BT

- Well Established Café (20 Years)
- 48 Internal Covers
- 24 External Covers
- Well Presented Unit
- No Restrictions on Opening Hours
- Premises Licence in Place
- New 5/10 Years Lease Terms Available
- Turnover (upon request)
- Floor Area 74.5 sq. m. (802 sq. ft.)
- Rent £15,600 (+vat) per annum
- Service Charge £820 (+vat) per annum
- Short Opening Hours Currently
- Huge Potential to Increase Trade
- Genuine Reason for Sale

Leasehold: Offers in Excess of £19,950 (+stock)

BUSINESS FOR SALE

Location

Kentoci Café occupies a prime premises, within the centre of Blaydon Precinct, which houses some large brands, including Greggs, Morrisons, Iceland, B&M, Card Factory and Costa Coffee. It is a very popular shopping destination, with links to the A1 and MetroCentre.

Property

The business trades from a two storey mid terrace parade of retail units. The property being circa 102.3 sq.m. (1,101.14 sq.ft.) consists open plan customer/seating area with service counter, kitchen, store and male/female W.C. facilities. The toilets and store are located on the first floor. The unit is well presented, catering for approx. 48 diners, internal and 24 diners, externally.

The Business

Our client has been established for 20 years, with a fantastic reputation and many longstanding and repeat customers.

Their menu consists of traditional British breakfasts and lunches, as well as a variety of salads, omelettes, toasties. They also have a good selection of tea, coffee, soft drinks and some alcoholic beverages.

The business turnover has been steady and there is huge potential, to increase trade, with extended opening hours and introducing additions, to the menu, of which our client no longer has the time to expand on, leaving a good business to build on, for the new owners.

Our client is selling, due to family commitments and offering the chance for a new owner to take the café onto the next level. They are happy to work alongside any buyers, for a period of time, to help with the handover period.

Equipment

Electric Heater
Casio Till System
Pepsi Tall Fridge
2 x Chiller Display Units
Bravilor Bonamat Coffee Machines
CCTV
Whirlpool Chest Freezer
Hotpoint Under Counter Fridge
2 x Tall Fridges
Fridge Freezer
Convection Oven
3 x Microwaves
Double Fryer
Gas Range

Food Hygiene Rating

4 Good - Inspected – 4th October 2022

Premises Licence

Permitted to supply alcohol from 12 noon to 9:00pm

Staff

The business is owner operated with the assistance of family.

Turnover

Available upon request

Opening Times

Monday – Saturday	9:00am – 3:30pm
Sunday	Closed

Tenure

A new 5/10 year lease will be made available, with some incentives available.

Price

Offers in Excess of £19,950 plus stock at valuation

Rent

£15,600 (+vat) per annum

EPC Rating

B

Other costs

Service charge of £820 (+vat) per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £18,750

Important Notice

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3. Any areas, measurements and distances given are approximate only.

Ref: H763 (V5)

Updated September 2023

BUSINESS FOR SALE



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