



Blue Bramble Teahouse

251 – 253 Whitley Road, Whitley Bay NE26 2SY

- High Levels of Passing Trade
- Rent £10,800 per annum
- Ground & Basement Levels
- Huge Scope to Increase Trade
- Website & Social Media Pages
- Turnover circa £1,200 per week
- Circa 22 Covers
- Well Presented Unit
- Genuine Reason for Sale
- Includes Yellow Bird Teas Website

Offers Over: £22,500 Leasehold

BUSINESS FOR SALE

Location

The business is located on Whitley Road towards the town centre end of the Road, it therefore enjoys excellent footfall and passing trade. Other tenants are a mix of independent and national businesses including specialist retailers, Whitley Bay and the surrounding areas of Monkseaton, Cullercoats, and Tynemouth are densely populated and attract businesses from other parts of the region. There is a good transport system including buses and the Tyne & Wear Metro system.

The Premises

The business occupies the ground floor and basement of a mid-terraced property. It is double fronted and has a recessed entrance. The business is briefly set up with customer seating area for circa 22 covers to the front, fully equipped kitchen and preparation area to the rear and customer w/c facilities off the seating area. There is a large basement area which is currently used for storage.

The Business

Blue Bramble Teahouse & Yellow Bird Teas has traded from this location since 2018 although a similar business has traded from here for many years, it is therefore well known with a good customer base. The business offers a good selection of freshly homemade cakes, sandwiches and savory produce as well as a large selection of the finest loose tea and locally sourced coffee. Customers can also purchase loose Tea leaves via the Yellow Birds Teas website.

Price

Offers in excess of £22,500

Lease

We have verbally been informed the current lease expires 23rd April 2025.

Rent

£10,800 per annum

Trading Information

We have verbally been advised that the business is turning over circa £1,200 per week.

Website

www.blue-bramble-teahouse.business.site

www.yellowbirdteas.co.uk

Facebook – 882 Followers

Instagram – 642 Followers

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £9,600

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.

Staff

The business is owner operated with the assistance of 1 full time family member and one other flexible member of staff.

Opening Hours

Monday – Saturday 9.30am – 4.00pm

Sunday Closed

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 H770 (Version 1)

Prepared 25/04/2023

BUSINESS FOR SALE



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