



## Café Lutz Bar & Bistro

1-2 The Clavering Centre, Oakfield Road, Whickham, NE16 5BY

- Bar & Bistro in Affluent Suburb
- 64 Internal & 40 External Covers
- Alcohol Licence 11:30pm Sat / 11pm Sun-Fri
- Very Well Presented
- Genuine Reason for Sale
- Currently Operating from 10am – 4pm, Leaving Huge Scope to Increase Trade
- High Turnover Business
- Fully Equipped Kitchen & Food Prep
- Website & Social Media Pages
- Rent £25,000 + vat per annum
- Floor Area 1,314 sq. ft. (122 sq. m.)
- Current Lease runs Until Nov 2028, Where Upon It Can Be Extended Pending Landlord Agreement

**Offers in the Region of £69,950 Leasehold**

# BUSINESS FOR SALE

## Location

Whickham is a historic town in North East England, four miles south west of Newcastle upon Tyne and four miles west of Gateshead. Whickham is one of the most affluent towns in the region, benefitting from excellent road communications being located a short distance from the A1 motorway.

## Property

The business trades from a ground floor unit circa 1,314 sq. ft. (122 sq. m.) consisting open plan bistro/bar with circa 64 covers, fully equipped kitchen, office and male/female W.C facilities. The business also has the benefit from an external patio area to the front with an additional 40 covers.

## The Business

Our clients started the business in June 2018, investing substantial funds into the infrastructure, decoration and fixtures & fittings. Since then, the business has gained an excellent reputation with many longstanding and repeat customers. This licenced business is known for being a comfortable space to eat, drink, meet or relax.

It is open from 10:00 am for coffee and breakfast, mutating into an upscale bar in the evening offering a small but carefully chosen selection of Wines, Prosecco and Continental Beers.

Whilst the current owners have established a very successful business, they recognise that there is room for further growth. The existing hours could be extended to create an additional early morning breakfast and later evening menu, increasing profits.

## Alcohol Licence

There is an alcohol licence in place which permits the sale of alcohol until 11:30pm Friday – Saturday & 11:00pm every other day.

## Price

Offers in the region of £69,950 plus stock at valuation

## Tenure

Leasehold – The current Lease runs Until Nov 2028, Where Upon It Can Be Extended Pending Landlord Agreement

## Rent

£25,000 + vat per annum

## Deposit

Rental Deposit £6,250

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £16,750

## Staff

The business is owner operated with the assistance of staff.

## Opening Times

Monday	Closed
Tuesday	Closed
Wednesday	10:00am – 4:00pm
Thursday	10:00am – 4:00pm
Friday	10:00am – 4:00pm
Saturday	10:00am – 4:00pm
Sunday	10:00am – 6:00pm

## Website / social media

The business has its own website, Facebook & Instagram page.

## Important Notice

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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.

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**Updated June 2024**

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