



## Sea Breeze Supplies & Cafe

Harbour Road, Beadnell, Northumberland NE67 5AN

- General Dealers, Off licence & Newsagents
- Turnover £10,000 per week (General Dealers)\*
- Café Closed since 2019 (Huge Opportunity)
- Genuine Retirement Sale
- Long Established Business
- Short Trading Hours
- Fully Equipped Café (Currently Closed)
- Court Yard /Garden with Stunning Sea Views
- Desirable Affluent Seaside Location
- Floor Area 194.9 sq. m. (2,098 sq. ft.)
- Rent £33,200 per annum (Combined)
- Ample Parking

**Offer in Excess: £130,000 Leasehold**

# BUSINESS FOR SALE

## Location

Beadnell is a popular location due to its close proximity to the beach and west facing harbour, and has easy access to the nearby villages of Seahouses and Bamburgh, as well as transport links to the A1 and the larger towns of Alnwick and Berwick. It's a perfect base for exploring the Northumberland coast and continues to be a highly desirable area for both young families and residents in their retirement years.

## Description

### Sea Breeze Supplies

We are delighted to bring to the market Sea Breeze Supplies a general dealers, off licence and newsagents. Our clients took over the business in 2012, investing substantial funds into the infrastructure, decoration and fixtures & fittings. Since then, the business has gained an excellent reputation with many local longstanding and repeat customers as well taking advantage of the all year-round tourism trade.

The business sells an array of goods including Newspapers, magazines, confectionary, cards, stationary, wines, beers, spirits, homeware and gifts.

### Sea Breeze Café

Our clients took over the unit as a bolt on to the general dealers in 2014 which at the time it was trading as a Fish and Chip Business, in 2017 they turned it into a café again investing substantial funds into the infrastructure, decoration and fixtures & fittings. The decision was taken to close the café in 2019 so our clients could concentrate on the running of the general dealers, all the fixtures and fittings remain to reopen the café.

Area	Sq. m.	Sq. ft.
<b>Sea Breeze Supplies</b>		
Retail Area	94.35	1,015.57
Store	12.70	136.70
W/C	6.98	75.13
<b>Total</b>	<b>114.03</b>	<b>1,227.40</b>
<b>Sea Breeze Café</b>		
Seating Area	48.0	516.66
Kitchen	13.82	148.75
Store Room	16.33	175.77
Disable W/C	2.8	30.13
<b>Total</b>	<b>80.95</b>	<b>871.3</b>
<b>Net Total</b>	<b>194.98</b>	<b>2,098</b>

## Trading Information\*

We have verbally been informed the turnover for the general dealers is circa £10,000 per week.

## Tenure

Sea Breeze Café -10 year lease from 25<sup>th</sup> August 2016.  
Sea Breeze Supplies - 9 year lease from 25<sup>th</sup> July 2021.

## Notice

The freehold of the property may be available by separate negotiation.

## Rateable Value Sea Breeze Supplies

The 2022 Rating List entry is Rateable Value £12,500.

## Rateable Value Sea Breeze Café

The 2022 Rating List entry is Rateable Value £6,000.

## Rent

Sea Breeze Café - £20,000 per annum.  
Sea Breeze Supplies - £13,200 per annum.

## Price

Offers in excess: £130,000 plus stock at valuation

## Viewing

Strictly by appointment through this office.

## Staff

The business is operated by a husband and wife team with the assistance of a member of staff doing 1 day a week.

## Opening Hours

Monday – Sunday 8.00am – 5.00pm  
(Closed from 4<sup>th</sup> January – 15<sup>th</sup> February)

## 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: H935 (Version 3)

Prepared: 05<sup>th</sup> February 2024



# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



# BUSINESS FOR SALE



**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574