



Dibbley's

14 Percy Park Road, Tynemouth, NE30 4LP

- Gelateria, Bar & Bistro
- New Professional Kitchen
- Affluent Desirable Location
- Pavement Licence
- Social Media Pages
- Licenced Premises (10:30pm)
- Ground & First Floors 87 sq. m. (940 sq. ft.)
- 50 Internal Covers / 60 External Covers
- Delivery Service (Just Eat & Deliveroo)
- CCTV system, Alarm, HVAC Heating/Cooling System
- Genuine Retirement Sale
- Rent £11,500 per annum

Price: £82,500 Leasehold

BUSINESS FOR SALE

Location

The business premises are prominently situated on Percy Park Road, in the much sought after location of Tynemouth. The area is popular with residents and tourists alike. Tourists visit at all times of the year especially during the summer and weekends throughout the year.

The Business

Dibbley's is a family owned Gelateria, Bar and Bistro in the heart of Tynemouth established in 2020. Our client has invested substantial funds into the infrastructure, decoration, and fixtures & fittings including a fully professional kitchen with LPG and electric. The business has gained an excellent reputation with many longstanding and repeat customers

Customers enjoy deliveries, takeaway or sit in on the ground floor or quirky private flower room located on the first floor, this is also available for private hire free of charge and popular for afternoon tea, birthdays baby showers and weddings. There is also a spacious area to the front with additional outside seating and pavement licence. The property comes with a CCTV system, alarm, and HVAC heating and cooling system.

The business has a wide and varied menu and benefits from a premises licence to serve alcohol until 10:30pm.

Area	Sq. m	Sq. ft.
Ground Floor		
Service/ Seating area	34.77	374.26
Kitchen	11.2	120.55
Staff W.C	1.17	12.59
First Floor		
Seating area	25.4	273.4
Stock Room	9.75	104.94
Customer W.C	5.0	53.81
Net Internal	87.29	939.58

Website / Social Media

Facebook Page – 2,500 followers

Instagram Page – 4,751 followers

Price

£82,500 plus stock at valuation

Rent

£11,500 per annum

Turnover

The turnover will be available once a viewing has taken place

Inventory

Available on request

Tenure

Leasehold – 5 year lease from 2020, we have verbally been informed a new lease will be available on request.

Opening Hours

Monday	9:00am – 5:00pm
Tuesday	9:00am – 5:00pm
Wednesday	9:00am – 5:00pm
Thursday	9:00am – 5:00pm
Friday	9:00am – 6:00pm
Saturday	9:00am – 6:00pm
Sunday	9:00am – 6:00pm

*Times can vary for private hire/functions. The licencing allows them to serve alcohol until 10:30pm.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £8,700

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 run by 1 full-time and 6 part time members of staff. The owner works part time mainly on the admin side of the business.

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.

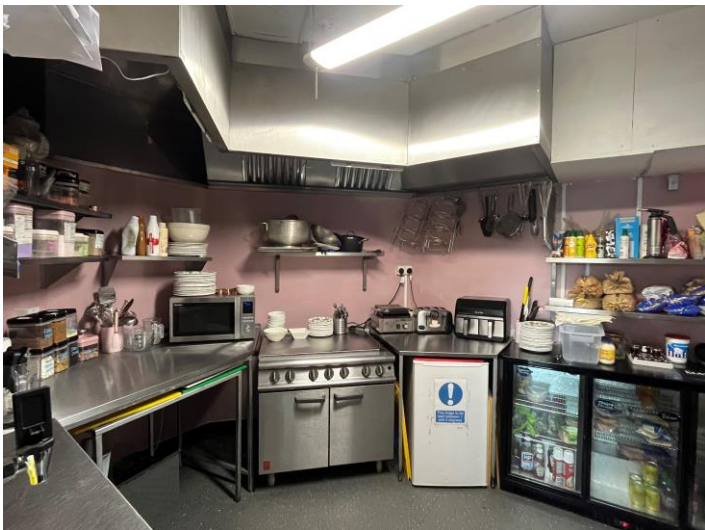
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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.

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