



Coffee House Business

92a Front Street, Monkseaton, Whitley Bay NE25 8DL

- Vegan Kitchen & Coffee House
- 15 Internal Covers + Outside Seating
- Prominent Main Road Position
- Very Well Presented
- 5 Star Food Hygiene Rating
- Turnover circa £1,800 per week
- Floor Area 46.5 sq. m. (500 sq. ft.)
- Short Trading Hours
- Rent £9,600 per annum

Price: £24,950 Leasehold

BUSINESS FOR SALE

Location

The business is located on the main road running through Monkseaton towards Whitley Bay. It forms part of a small parade within a mixed residential and commercial area. Parking is available to the front of the premises on the street and to various streets surrounding the block.

The Business

Our clients opened the business in its current location in May 2022 but had been trading from Tynemouth Station since 2015. When opening the new business, they invested substantial funds into the infrastructure, decoration and fixtures & fittings.

The business has a friendly and welcoming atmosphere and offers a wide range of freshly prepared vegan food and drinks that can be taken away or enjoyed instore or in the cosy outside seating area.

The business has a strong and loyal customer base from far and wide, this is compounded by their 5-star reviews from over 100 Google reviews. 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 early evening menu, increasing profits.

Property

The business trades from the ground floor of a mid terrace two storey property. The unit is 46.5 sq. m. (500.5 sq. ft.) consisting open plan service/seating area, kitchen, store and W.C facilities.

There is circa seating for 15 internally with an additional 8 seats located on the pavement.

Equipment

Retail Area

Bench
Internal shutters
2 x large black out blinds
Lighting
Sign
Till counter
Shelving
Display fridge
Storage/display counters
Blackboards
Fixed wooden counters
Expobar 2 group traditional coffee machine
Pulse coffee grinder
Drinks display fridge
Kenwood fridge freezer

Kitchen

Kenwood Microwave
Shelving
Twin stainless steel sink
Steel table
Kenwood Fridge
Kenwood Freezer

Counters
2 x Neff Oven

External

4 metal tables & 8 chairs
Large A Board
5 Wheeled wooden barriers

Food Hygiene Rating

5 Very Good - Inspected – 19th August 2022

Staff

The business is run by a husband and wife team with the assistance of 1 part time member of staff.

Turnover

We have verbally been informed the business is turning over circa £1,800 per week.

Notice

The name of the business Square Roots is not included in the sale.

Opening Times

Monday	Closed
Tuesday	Closed
Wednesday	9:00pm – 3:00pm
Thursday	9:00am – 3:00pm
Friday	9:00am – 3:00pm
Saturday	9:00am – 3:00pm
Sunday	9:00am – 2:00pm

Tenure

Leasehold – We have verbally been informed there is a 3 year lease from February 2022.

Price

£24,950 plus stock at valuation

Rent

£9,600 per annum

Information

The company is Ltd

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £ TBC.

If 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.

Important Notice

- 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.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

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Prepared: 28th August 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.

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