



Sweets and Treats

63-65 Queen Street, Amble, NE65 0DA

- Gifts, Cards & Confectionary
- Long Established Business
- Town Centre Prime Corner Position
- 3 Bedroom Flat (stpp & consent)
- Long Lease in Place
- Two Storey Retail Unit
- Floor Area 1335.1 sq. ft. (124.04 sq. m.)
- Excellent Passing Trade
- Rent £10,800 per annum
- Turnover circa £1,500 per week

Leasehold: £14,950 plus stock

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Location

Amble is a small town and sea port on the North Sea coast in Northumberland an area of outstanding natural beauty and visited throughout the year by tourists around the world. The town is situated on the A1068 which runs from north to south along the Northern East Coast Line. Amble also lies near the A1 providing easy access to the nearest city Newcastle upon Tyne approximately 30 miles south and also to Edinburgh in Scotland around 80 miles north. There is an east coast mainline railway link between Edinburgh and London which runs via the nearby Widdrington Station.

Premises

The business trades from a mid-terrace two storey sandstone property with pitch slate roof. The ground floor consists well-presented open plan retail area with kitchen to the rear. The first floor was previously a 3 bedroom flat with living room, kitchen and bathroom but is currently registered as commercial and used as storage. This could potentially be turned back into living accommodation subject to change of use and landlords consent. The property also benefits from air conditioning and CCTV.

Area	sq. m.	sq. ft.
Ground Floor		
Retail	56.92	612.68
Kitchen	7.51	80.83
First Floor		
Kitchen	4.98	53.60
Bathroom	2.65	28.52
Store	19.05	205.05
Store	5.59	60.17
Store	7.86	84.60
Store	19.48	209.68
Total	124.04	1,335.15

Business

This is an excellent opportunity to acquire a well-known and respected business, having traded from this location for circa 45 years, it is now being placed on the market as our client wishes to retire.

The business retails a large selection of greeting cards, confectionery, chilled drinks, coffee, toys, cigarettes, E cigarettes and in summer months they retail slush and scooped ice-cream and also operate a soft-serve ice-cream machine.

Opening Times

Monday – Saturday 8:30am – 5:00pm
Sunday Closed most Sundays

Trading Information

We have been verbally informed the owner is turning over circa £1,500 per week.

Staff

The business is owner operated

Price

£14,950 plus stock at valuation

Tenure

Leasehold – 21year lease that commenced 2012 with rent reviews and break clause every 5 years.

Rent

£10,800 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

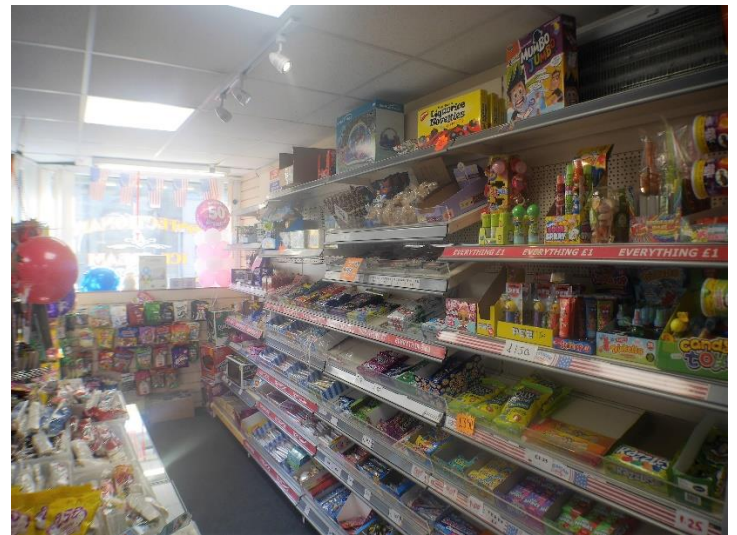
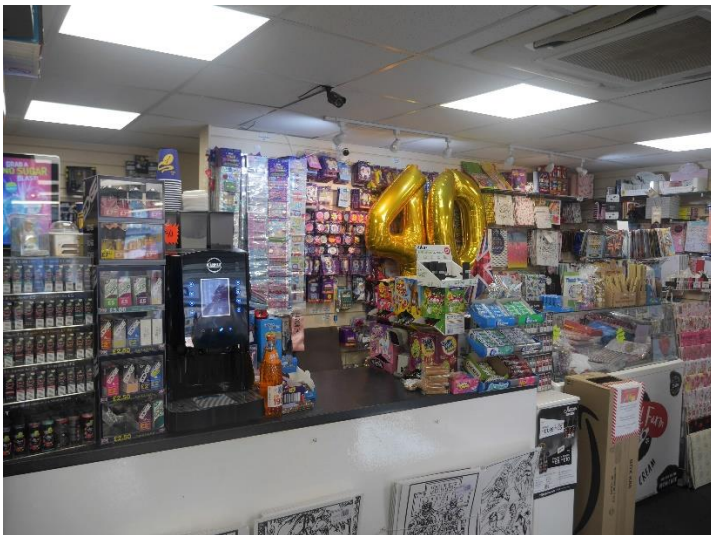
The 2024 Rating List entry is Rateable Value £13,250

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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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