



## Tynemouth 61 Guest House & Tea Room

61 Front Street, Tynemouth, North Tyneside NE30 4BT

- Award Winning Guest House
- 7 Luxury En-Suite Rooms
- Owners Accommodation
- Gross Turnover £218,000 per annum
- Beautiful Traditional Tea Garden
- Website & Social Media Pages
- Full Premises Licence
- Rent £48,000 per annum
- Presented to a Very High Standard
- Tea Rooms 22 Internal / 24 External Covers
- Stunning Rooms with Sea Views
- Sought After Affluent Coastal Village
- As seen on TV's Channel 4, Four in a Bed
- Regular Repeat Leisure & Corporate Guests
- Rated No.1 in Tynemouth on Trip Advisor
- Lease in Place until 2043

**Price: £215,000 Leasehold**

# BUSINESS FOR SALE

## Location

Tynemouth 61 is prominently located on Front Street in the beautiful historic coastal village of Tynemouth, it is conveniently situated to explore the wonderful Northumbrian coastline and countryside as well as the vibrant city of Newcastle upon Tyne and the quayside of Gateshead. Tynemouth is an area of outstanding natural beauty with stunning beaches permitting a wide range of water sports, including surfing, sailing, windsurfing, jet-ski, sub-aqua, swimming, kayaking and canoeing. Prominent on the headland overlooking the river are the Tynemouth Priory and Castle, dating back to the 11th Century. The area is popular with residents and tourists alike who visit at all times of the year especially during the summer and weekends throughout the year. Tynemouth village boasts a wide range of independent bars and restaurants including the renowned Riley's Fish Shack on King Edward's Bay. You will also find a great selection of independently-owned boutique stores and businesses all on the doorstep of Tynemouth 61. There is also a vibrant market at the Tynemouth Metro Station every weekend. There is ample pay and display parking to the front as well as free parking on the surrounding streets.

## Description

We are delighted to offer to the market this stunning Georgian luxury guest house & tea rooms, briefly comprising 7 en-suite guest bedrooms, owners accommodation consisting king bedroom with bay window and en-suite shower. There is also a Tea room which doubles up as a breakfast room with a beautiful traditional tea garden providing additional covers.

## Public areas

Guest access is through the front door facing Front Street. The door leads in to the hallway and reception area which leads to the well-presented guest lounge which is used by the owners week days then opens up to guests on the weekends. The tastefully decorated guest lounge consists of wooden flooring, fire with surround and a range of comfortable seating. The breakfast/tea room has a contemporary feel and is of a generous size with single door opening on to the rear garden/patio area. Internally it provides space for 22 covers with an additional 24 garden covers.

## Ancillary areas

The guest house benefits from a kitchen fitted with commercial cooking equipment along with preparation area, sinks and dishwasher. The kitchen is ideally placed giving easy access to the breakfast/tea room. The property also has a cellar which is used as a utility and laundry room.

## Letting accommodation

The guest house has 7 letting rooms all of which have en-suite shower rooms. All bedrooms are decorated to a very high standard with some having stunning views onto the North Sea. The letting accommodation consists of 4 double bedrooms, 2 twin bedrooms and 1 family room.

## Tea room

The tea room is currently only open weekends but enjoys excellent trade from locals and forward bookings from Buyagift and Red-letter day. They also have many private functions from baby showers, birthdays, funerals and weddings. It is open all year round but in high season they open the quaint traditional tea garden which provides additional covers. The menu includes cakes, tea cakes, scones, sandwiches, soups, paninis, quiche, jacket potatoes, teas, coffee, wine, beer, prosecco and much more.

## The business

Our client took over the successful business in September 2017 in which time has heavily invested into it. The business has been voted the best guest house in Tynemouth boasting 5 stars from 177 reviews on Tripadvisor and is regularly mentioned as the place to stay in the Guardian, Saturday & Sunday Times. The Business benefits not only from Repeat Leisure & Corporate Guests but is also well used by various companies offering walking & cycling holidays from/to Tynemouth e.g. Hadrian's Wall Walk / Coast & Castles Cycle/ Coast to Coast ride. The property also receives guaranteed business from the Mouth of the Tyne Festival and The Great North Run to its location. Although an already successful business we feel there is huge scope in increase trade by extending the opening times on the tea room or converting to a bistro. You could also convert the owners accommodation to an additional guest room.

## Staff

The business is run by the two owners full time with staffing for house keeping and tea room service only.

## Tenure

The current lease expires 25<sup>th</sup> February 2043.

## Price

£215,000 Leasehold.

## Rent

£48,000 per annum

## Trading Information

Combined gross turnover April 2023 – March 2024 was circa £217,900. The split was £163,885 for the guest house and £54,014 for the tea room. (The tea room only operates Saturday/Sunday and the occupancy rate of the guest house was 63.6 %).

## Website / Social Media

no61.co.uk / Facebook 1.3 k followers / Instagram 1 k followers.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £16,500.

## 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: I099 (Version 2) Prepared: 26<sup>th</sup> September 2024

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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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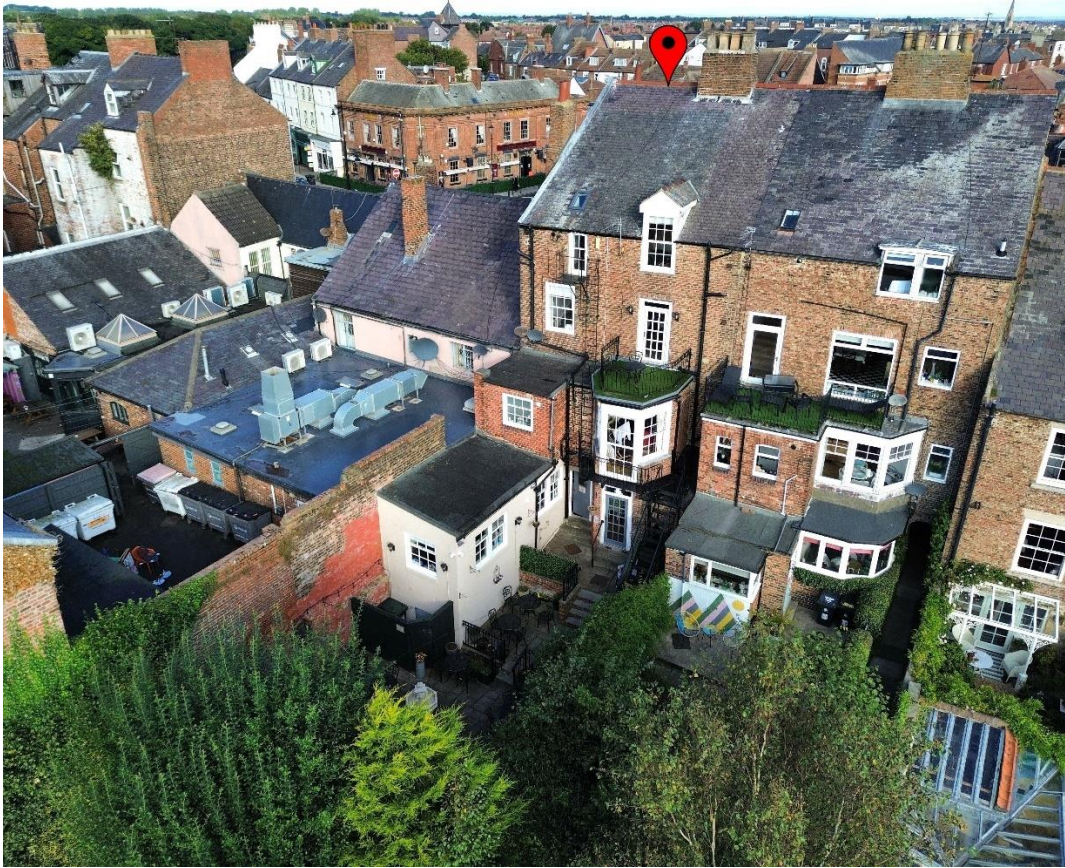
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