



TeaTan Lounge & Lunch, Old Post Office Buildings, Front Street, Consett, DH8 5AB

- Coffee Shop with Sunbed Lounge
- Floor Area 101.67 sq.m. (1,094.37 sq.ft.)
- Prime Town Centre Position
- Turnover circa £1,200pw, increasing
- 10 Year Lease in Place (Feb'24)
- Excellent Footfall & Passing Trade
- Huge Scope to Increase Trade
- 200+ Monthly Sunbed Subscribers

Leasehold: Offers in Excess of £29,950

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Location

The property is situated on Front Street, Consett the main road running through the centre of the town. Consett is an expanding town providing easy access to Newcastle and Gateshead approximately 15 miles away with Durham being 15 miles to the south. Nearby occupiers include the Empire Theatre, Lloyds Bank, Wetherspoons and Argos.

The Premises

The unit area is located on the ground floor of a two storey mid terrace property with pitched tiled roof. The unit being 101.67 sq.m. (1,094.37 sq.ft.) consists open plan retail/seating area, two sunbed rooms, w/c and unused additional storage space

The Business

A well presented coffee shop/bubble tea, offering sunbeds and lounge area, on popular busy main road. Our client took a 10 year lease, in February 2024, and has transformed the former bookmakers into a great lounge area, with many returning sunbed subscribers (200+ monthly and increasing).

The owner is marketing the business, for genuine relocation reasons and there is huge scope to increase trade, including making use of the rear storage areas to include further treatment/sun bed rooms, or relocation of kitchen, to give a larger seating area, to the front.

There is CCTV, manual roller shutters, for security and a good size menu for drinks, including bubble tea, and snacks.

A great opportunity for an owner occupier, or company looking to expand into the area.

Equipment

Including, but not limited to:

Luxura X5 sunbed
Sunvision V200XXL standing sunbed
Delonghi coffee machine
Venga toastie press
Mylek water hot machine
Homecom air fryer
Bubble tea sealing machine
Double bubble waffle machine
Fridges, sofas, tables, chairs, display units

Tenure

Leasehold – A 10 year lease is in place, from February 2024. There are tenant breaks at 2027 & 2029.

Rent

Initial rent £10,000 per annum, increases to £11,400 (year 2) and £12,000 per annum (from year 3)

EPC Rating

D

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £11,000

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.

Viewing

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Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.

Ref I114 (version 2)

Prepared 15th October 2024

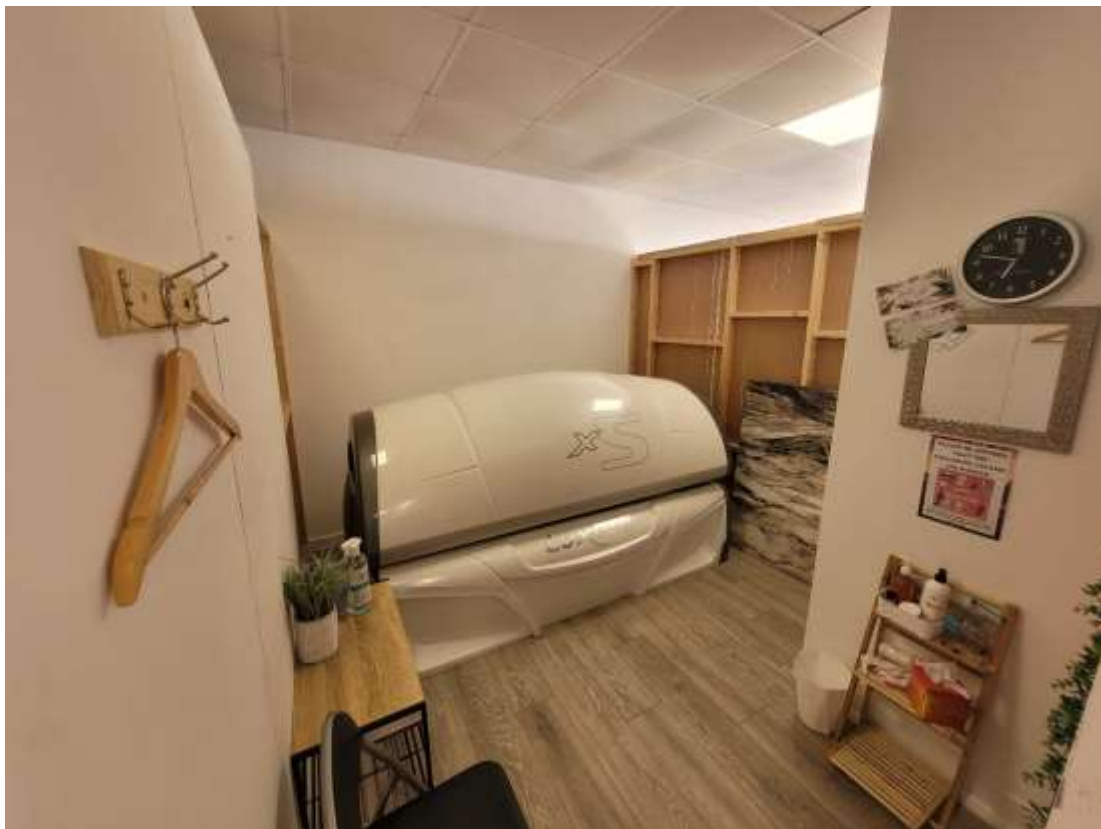
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