



La Bottega

74 Duridge Drive, Blyth, Northumberland NE24 4PZ

- Traditional Italian Bistro Café
- Popular for Pizza Takeaways
- Turnover circa £4,000 per week
- 20 Internal Covers
- Free Parking Onsite
- Rent £3,120 per annum
- Floor Area 59 sq. m. (635 sq. ft.)
- Just Eat, Blyth Eats, Bedlington Eats
- Bedlington Eats as a Commercial Intermediate
- 5 Star Food Hygiene Rating
- Genuine Reason for Sale
- 5 Year Lease from 2022

Leasehold: £19,950 plus stock at valuation

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Location

The business is located on Duridge Drive the main road running through the sought after Newsham Farm Estate on the out skirts of Blyth.

The Premises

The business trades from the ground floor within a two storey small shopping parade. The floor area is circa 59 sq. m. (635 sq. ft.) consisting open plan dining / service area, kitchen, store and staff W.C facilities. There is also a shared yard to the rear of the property.

Description

La Bottega has a fantastic following, with many repeat customers offering true Italian food both sit in, takeaway and via delivery.

The business offers breakfast, hot/cold starters, pasta, risotto, pizza, garlic bread, chicken & prawn dishes, paninis, salads, Sunday dinner and hot/cold beverages. All food is prepared fresh with traditional Italian ingredients.

Parking

Free car park onsite

Inventory

Equipment (inc but not limited to):

Blue Seal Turbofan oven
Cobol electric pizza oven
Buffalo commercial 6 burner gas oven range
Stainless steel extractor hood
Buffalo freestanding twin tank electric fryer
Countertop electric fryer
Panasonic microwave oven
Samsung microwave
Chest freezer
Walk in fridge
Espresso machine
Fiorenzato coffee grinder
Heated display cabinet (stainless steel/glass)
Polar display fridge 4 shelves
Till
POS for various delivery services
CCTV system
6 x Tables (12 seats)
1 x Bench (6 bar stools)

Turnover

We have verbally been informed the business is turning over circa £4,000 per week

Asking Price

£19,950 + stock at valuation

Rent

£3,120 per annum (£260 PCM)

Staff

The business run by the 2 owners with the assistance of 1 other member of staff. There are also a few delivery drivers that work on a flexible basis.

Delivery Sites

Just Eat, Blyth Eats, Cramlington Eats, Bedlington Eats as a commercial intermediate.

Opening Hours

Mon / Tues / Thus	3:00pm – 9:00pm
Fri / Sat	10:00am – 9:00pm
Sun	10:00am – 4:00pm
Wed	Closed

Food Hygiene Rating

5 – Very Good (Last inspection: 21 December 2022)

Tenure

Leasehold – We have verbally been informed there is a 5 year lease in placed that commenced 2022.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,850

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.

Important Notice

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3. Any areas, measurements and distances given are approximate only.

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