



The Curious Cookie

35 Main Street, Seahouses, Northumberland NE68 7RE

- Bakery & Coffee Business
- Floor Area 27.1 sq. m. (292 sq. ft.)
- Strong Footfall
- 5 Star Food Hygiene Rating
- Prime Location in Tourist Hot Spot
- 12 Year Lease from February 2020
- Eligible for Small Business Rate Relief
- Suitable for a Variety of Other Cuisines
- Short Trading Hours
- Rent £416.66 per month

Leasehold £39,950 (+stock)

BUSINESS FOR SALE

Location

The business occupies a prime position in the heart of Seahouses, a bustling and popular tourist destination on the North Northumbrian Coast—an Area of Outstanding Natural Beauty. Seahouses is approximately 12 miles north of Alnwick and serves as a key gateway to the region’s rich coastal attractions. The village benefits from a working fishing port that supports both local industry and a thriving tourist trade, with daily boat trips departing to the famous Farne Islands, known for their wildlife and dramatic scenery. The area enjoys high footfall throughout the year, particularly during the busy holiday seasons, making it an ideal location for a bakery and coffee business catering to both locals and visitors.

The Business

Our clients acquired the business in the summer of 2023, taking over an existing operation and undertaking significant investment in the infrastructure, fixtures, fittings, and equipment. Since then, they have successfully established a strong reputation within the local community, attracting a loyal customer base and benefiting from the steady influx of holiday tourists that Seahouses enjoys year-round. The business offers a popular range of high-quality, homemade products including cookies, cakes, quiches, sandwiches, and a variety of hot and cold beverages, with a particular focus on freshly brewed coffee. The combination of quality offerings, welcoming atmosphere, and prime location makes this a highly attractive opportunity for prospective buyers.

Property

The business trades from a single storey semi detached property with pitched slate roof.

Area	sq. m.	sq. ft.
Service area	20.09	216.29
Kitchen	4.85	52.29
W/C	2.23	24.04
Total	27.18	292.62

Inventory

Vertika C900 refridgerated displays
Cimbali S15 bean to cup coffee machine
Water filtration system for coffee machine
Milk fridge for coffee machine
Square register and contactless reader
Stainless steel / glass food warmer cabinet
USB receipt printer
Samsung fridge freezer
AEG digital ovens x2
Fixtures (lighting, plumbing, storage, counter etc)

Staff

The business is currently solely run by our vendors.

Opening Times

Saturday – Sunday 10:00am - 4:00pm
Monday - Friday Closed

Trading Restrictions

Between the hours of 7:00am and 6:00pm

Turnover

We have verbally been informed the business averages £1,000 per day.

Tenure

Leasehold – 12 year lease commenced February 2020, there is a tenant break at year 6.

Price

£39,950 plus stock at valuation

Rent

£416.66 per calender month

Food Hygiene Raing

5 Very Good (Last inspection 24 September 2024)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £6,200.

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.

Notice

The business name is not included in the sale price but would be available by separate negotiation.

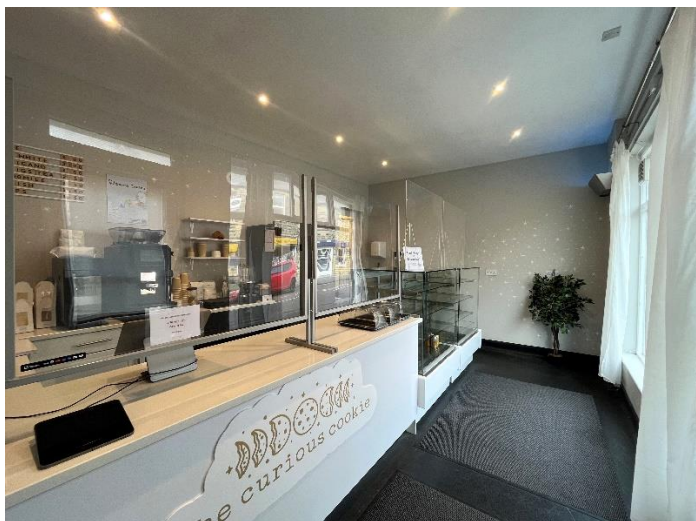
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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref: I245 (Version 2)

Prepared 21st May 2025

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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