



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: Offers in Excess of £29,950 (+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

Offers in Excess of £29,950 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.

Important Notice

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

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