



## Harbour House 27

27 Leazes Street, Amble, Northumberland NE65 0AA

- Bistro & Bar Business
- Well Presented Unit
- Website & Social Media Pages
- Prime Costal Location
- Circa 20 Internal Covers
- Lease until 2028
- Premises Licence until Midnight
- Rent £6,500 per annum

**Leasehold £25,000**

# BUSINESS FOR SALE

## Location

Amble known as 'The Friendliest Port' is a popular North East waterfront town which hugs the River Coquet Estuary at the southern gateway to the Northumberland Coast Area of Outstanding natural beauty. With a sizeable local community enjoying all year-round tourism.

## Premises Description

The business operates from the ground floor of an attractive, two-storey mid-terrace property featuring a traditional pitched slate roof. The internal layout accommodates approximately 20 covers in a well-maintained dining area. The serving counter is integrated with the open-plan kitchen, providing an efficient operational flow. To the rear of the kitchen, there is a WC and a designated storage area. Externally, the property benefits from an enclosed rear yard.

## Business description

This presents an exceptional opportunity to acquire a high-quality, fully licensed café/bar located in the vibrant centre of Amble—a popular and thriving coastal town.

The business offers a diverse and appealing menu, including loaded flatbreads, stone-baked pizzas, gourmet burgers, spice bowls, chicken tikka, freshly brewed coffee, artisan ice cream, milkshakes, beers, cocktails, and more.

Positioned on a prominent route leading directly to the harbour, the premises benefit from excellent visibility and substantial footfall. The business enjoys consistent trade throughout the week, driven by local commercial activity, which is further enhanced by increased visitor numbers during weekends, public holidays, and the busy summer tourist season.

## Opening Times

|           |                   |
|-----------|-------------------|
| Wednesday | 4:00pm – 10:00pm  |
| Thursday  | 4:00pm – 10:00pm  |
| Friday    | 4:00pm – 10:00pm  |
| Saturday  | 11:00am – 10:00pm |
| Sunday    | 10:00am – 8:00pm  |
| Monday    | Closed            |
| Tuesday   | Closed            |

## Tenure

Leasehold – We have verbally been informed there is a 5 year lease that commenced 2023.

## Social Media / Website

[www.harbourhouse27.co.uk](http://www.harbourhouse27.co.uk)

Facebook Page: 7.9k Followers

Instagram Page: 2.1k Followers

## Turnover

Available upon request

## Price

£25,000 (+stock)

## Rent

£6,500 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £2,700

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

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: I252 (Version 1)**

**Updated September 2025**

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