ROOK MATTHEWS SAYER

BUSINESS FOR SALE

Retail | Eateries | Pubs | Leisure | Care | Hotels

Kentoci Cafe

6 Wesley Court, Blaydon Precinct, Blaydon, NE21 5BT

- Well Established Café (20 Years)
- 48 Internal Covers
- 24 External Covers
- Well Presented Unit
- No Restrictions on Opening Hours
- Premises Licence in Place
- New 5/10 Years Lease Terms Available
- Turnover (upon request)
- Floor Area 74.5 sq. m. (802 sq. ft.)
- Rent £14,000 (+vat) per annum
- Service Charge £820 (+vat) per annum
- Short Opening Hours Currently
- Huge Potential to Increase Trade
- Genuine Reason for Sale

Leasehold: Offers in Excess of £19,950 (+stock)

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The Property Ombudsman

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Location
Kentoci Café occupies a prime premises, within the centre of Blaydon Precinct, which houses some large brands, including Greggs, Morrisons, Iceland, B&M, Card Factory and Costa Coffee. It is a very popular shopping destination, with links to the A1 and MetroCentre.

Property
The business trades from a two storey mid terrace parade of retail units. The property being circa 102.3 sq.m. (1,101.14 sq.ft.) consists open plan customer/seating area with service counter, kitchen, store and male/female W.C. facilities. The toilets and store are located on the first floor. The unit is well presented, catering for approx. 48 diners, internal and 24 diners, externally.

The Business
Our client has been established for 20 years, with a fantastic reputation and many longstanding and repeat customers.

Their menu consists of traditional British breakfasts and lunches, as well as a variety of salads, omelettes, toasties. They also have a good selection of tea, coffee, soft drinks and some alcoholic beverages.

The business turnover has been steady and there is huge potential, to increase trade, with extended opening hours and introducing additions, to the menu, of which our client no longer has the time to expand on, leaving a good business to build on, for the new owners.

Our client is selling, due to family commitments and offering the chance for a new owner to take the café onto the next level.
They are happy to work alongside any buyers, for a period of time, to help with the handover period.

Equipment
Electric Heater
Casio Till System
Pepsi Tall Fridge
2 x Chiller Display Units
Bravilor Bonamat Coffee Machines
CCTV
Whirlpool Chest Freezer
Hotpoint Under Counter Fridge
2 x Tall Fridges
Fridge Freezer
Convection Oven
3 x Microwaves
Double Fryer
Gas Range

Food Hygiene Rating
4 Good - Inspected – 4th October 2022

Premises Licence
Permitted to supply alcohol from 12 noon to 9:00pm

Staff
The business is owner operated with the assistance of family.

Turnover
Available upon request

Opening Times

Monday – Saturday	9:00am – 3:30pm
Sunday	Closed

Tenure
5 year lease in place, until 2030

Price
Offers in Excess of £19,950 plus stock at valuation

Rent
£15,600 (+vat) per annum

EPC Rating
B

Other costs
Service charge of £820 (+vat) per annum

Viewing
Strictly by appointment through this office.

Rateable Value
The 2023 Rating List entry is Rateable Value £18,750

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: H763 (V5)
Updated October 2025

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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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