

Retail | Eateries | Pubs | Leisure | Care | Hotels



1st Class Food

Greystones, Green Lane, Holy Island TD15 2SQ

- Café, Post Office & Staff Accommodation
- Three First Floor Bedrooms
- 50 Internal Covers
- Excellent Passing Trade
- Genuine Retirement Sale
- Beautiful Historic Location
- Turnover Circa £450,000 per annum & increasing
- 100 Cover Patio Area
- Tourist Hot Spot
- Recently Refurbished

Leasehold: £125,000

BUSINESS FOR SALE

Location

Holy Island, which is also known by its Celtic name Lindisfarne, is accessible by way of a 3 mile long causeway which only becomes accessible at low tide, which is twice a day. The island, as its name suggests, has a long religious history and is considered to be a geographical centre of the birth of Christianity in England. Due to the fantastic and rich history, as well as the dramatic scenery and back drops, the island attracts circa 700,000 tourists each year. Other prominent features on the island include the Lindisfarne Castle and Lindisfarne Priory.

The business is located on Green Lane, in a very prominent position on the island, allowing it to enjoy a large footfall especially during peak seasons. The island is accessed from the main land with the A1 being within close proximity and providing easy access to Scotland in the north and Alnwick, Morpeth and Newcastle upon Tyne in the south.

The Property

A beautifully presented two storey building with pitched slate roof. The ground floor consists of a 50 cover café, with service counter, fully equipped professional kitchen and separate shop with Post Office. The cafe benefits from a large paved court with circa 100 covers complete with parasols and covered area.

The first floor has a double bedroom with en suite, double bedroom, single bedroom and bathroom (this is currently used as staff accommodation but could be turned into owner accommodation or even letting rooms for additional revenue).

The Business

This is a wonderful chance to purchase a lifestyle opportunity on this attractive idyllic island steeped in history. The purchaser can look forward to becoming integrated into the local community. This is a thriving profitable business and peace of mind can be offered by the seasonal nature of the business. The off season is very short, usually from November – February.

The Café

Since opening the cafe our clients have invested substantial funds in the licensing, infrastructure, equipment and fixtures and fittings, creating a luxurious friendly and inviting environment that has produced a strong loyal customer base with lots of repeat business as well as from the huge tourist trade. The growing success of the business is based around the quality of the food and the friendly nature of the owners and staff. The cafe opens to the general public from 9:00am offering a breakfast menu including full English / Scottish breakfast, Bamburgh bangers roll or healthy options including homemade granola, with a selection of fruit juices, tea or fabulous Northern edges coffee.

The main menu starts from 11:00am where there is a wide and varied menu including local fresh dressed crab & lobster, crab cakes, sandwiches, toasted sandwiches, ploughmans, soups and much more. There is also a selection of home baked scones, cakes and other desserts.

The cafe closes its doors at 5pm but there is huge scope to increase these hours, even opening nights taking advantage of the lucrative restaurant trade.

The Shop / Takeaway

The shop has the traditional newspapers / magazines as well as postcards, guide books and local history books. There is also a good selection of local produce including Chainbridge Honey Farm, Doddington dairy ice cream, yoghurt, cheese and biscuits, Northern Edge coffee, Northern Artisan chocolate, Ford the Bakers bread as well as all the essentials such as bread, milk eggs etc. The shop also offers a takeaway /picnic and ready meal service.

The Post Office

The Post Office opens daily from 9:00am offering a full range of postal services, bill paying facilities, mobile top ups and cash withdrawal services.

Website

www.1stclassfoodholysisland.co.uk

*Please note: The Accommodation section of the website will not be included, as this is not part of the business

Accommodation

Area	sq. m.	sq. ft
Ground Floor		
Service/Dining	86.81	934.41
Kitchen	19.73	212.37
Post Office/Shop	21.94	236.16
Office	6.38	68.67
W.C Staff	1.16	12.48
W.C Men's	1.83	19.69
W.C Ladies/Disabled	3.10	33.36
First Floor		
Double Room en-suite	N/A	N/A
Double Room	N/A	N/A
Single Room	N/A	N/A
Bathroom	N/A	N/A
External		
Store	7.60	81.80
Store	7.14	76.85
Covered Seating	10.17	109.46

Opening Times

Monday – Sunday – From 9am (closing times are dependant on the tides).

Staff

The business is operated by a couple with the assistance of 6 staff members.

Accounting Information

We have verbally been informed the business had a turnover of £428,000 per annum. The business is on track to increase this by circa 10 %.

Rent

£40,000 per annum

Important Notice

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