



The Village Kitchen

16-18 Avenue Road, Seaton Delaval NE25 0DU

- Licenced cafe with self-contained two-bedroom flat above
- Seating for 32 guests within a spacious dining area
- Prime roadside location in Seaton Delaval village centre
- Fully equipped kitchen and open-plan dining/bar area
- Turnover circa £90,000 per annum
- Premises Licence 11am – 11pm
- Opportunity to expand into evening trade
- 6-year lease term from December 2024
- Rent £24,000 per annum

Price: £49,950 Leasehold

BUSINESS FOR SALE

Location

The Village Kitchen is prominently located on Avenue Road, in the heart of this well-established and popular Northumberland village. Seaton Delaval benefits from a strong local community and a steady flow of passing trade, supported by surrounding residential areas and nearby amenities.

The premises occupy a highly visible roadside position on Avenue Road, one of the village's main thoroughfares, ensuring excellent exposure to both pedestrian and vehicular traffic. The area is well served by public transport links, with regular bus services connecting Seaton Delaval to Whitley Bay, Cramlington, Blyth, and Newcastle upon Tyne.

The Business

Our clients acquired the premises in December 2024 and have since invested significant capital into upgrading the infrastructure and fixtures and fittings, including the installation of new three-phase electrics. As a result, the business is presented in excellent condition throughout and is fully equipped for immediate operation.

Since taking ownership, the business has established an excellent reputation within the local community, benefiting from a strong base of loyal, long-standing, and repeat customers. It offers a varied and appealing breakfast and lunch menu, complemented by a popular Sunday lunch service. In addition, the business is licensed to sell alcohol and serves a range of beverages including Moretti beer, a selection of wines and spirits, as well as teas and coffees, catering to a broad customer base throughout the day. The business is being offered for sale reluctantly and solely due to our clients' health, presenting an excellent opportunity for an incoming owner to acquire a well-established and well-presented trading operation with further potential for growth.

The property

The business operates from the ground floor of a mid-terrace, two-storey property with a pitched slate roof. A self-contained two-bedroom flat is situated directly above the commercial premises.

The ground floor extends to approximately 100 sq. m. (1,076.4 sq. ft.) and comprises an open-plan dining and bar area with seating for 32 covers, a fully equipped commercial kitchen, storage areas, male and female WCs, and a disabled WC with baby-changing facilities.

The residential accommodation is located on the first floor and benefits from a separate access. It comprises a living room, kitchen, two bedrooms, and a bathroom. The flat is currently utilised for business storage but offers the potential for owner occupation or residential use by the incoming proprietor.

Inventory

As can be seen from the photos provided, the business is fully equipped for the trade, a full inventory can be provided on request.

Premises Licence

We have been verbally informed the premises has an alcohol licence from 11:00am – 11:00pm.

Food Hygiene Rating

4 Good - Inspected – 27th January 2025

Staff

The business is run by the business owner full time with the assistance of 2 part time members of staff.

Turnover

We have verbally been informed the business turned over circa £90,000 in 2025.

Opening Times

Monday	8:00am – 3:00pm
Tuesday	Closed
Wednesday	8:00am – 3:00pm
Thursday	8:00am – 3:00pm
Friday	8:00am – 3:00pm
Saturday	8:00am – 3:00pm
Sunday	9:00am – 4:00pm

Tenure

Leasehold – Our client has a 6-year lease that commenced December 2024.

Price

£49,950 plus stock at valuation

Rent

£24,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value (16 Avenue Road)

The 2025 Rating List entry is Rateable Value £7,500.

If 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.

Council Tax Band (18 Avenue Road)

Band A

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: I367 (Version 2)

Prepared 08th January 2026

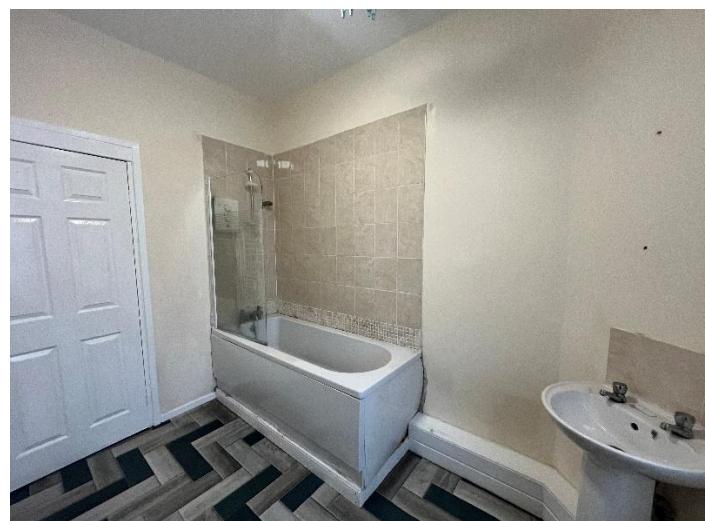
BUSINESS FOR SALE



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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