



Butlers Wines

23 & 33 Earlsway, Team Valley, Gateshead NE11 0QH

- Established Independent Drinks Business retailer with On Premises and Off Premises Licence
- EB- SUI-GENERIS licenced for Sale of Food & Drink for consumption on premises & including off premises & Hot Food Takeaway
- This applies to significant growth potential through extended hours
- Combination of a fabulous large retail showroom 980sq ft, and extra cafe space at outside
- The Business owner has been established and trading since February 2000
- Vendor support available to ensure a smooth business transition
- Rental £8580 + vat per annum
- A further unit (next to 33) can be used as storage and packing facility: approx. 560 sq. ft. Rental £5940+ vat per annum
- The business also benefits from very successful and a well-developed e-commerce platform on-line business. This also includes regular customers buying in bulk especially at Christmas time when hampers of food and wine are required in high numbers.

Price £49,950 Leasehold

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Location

The business is located within Team Valley Business Centre on the well-established Team Valley Trading Estate, one of the North East's premier commercial locations. The estate benefits from excellent transport links, providing direct access to the A1(M) via junctions 67 and 68, situated approximately one mile south of the property. Team Valley is positioned circa 3 miles south of Gateshead town centre and 4 miles south of Newcastle city centre, making it highly accessible for regional trade and distribution. The estate is home to a wide range of national and local occupiers, including industrial, retail, and office users, contributing to its reputation as a key hub for business activity in the region.

Business Description

An exciting opportunity to acquire the established and well-regarded business Butlers Wines, located within the busy Team Valley Business Centre on the Team Valley Trading Estate – one of the North East's premier commercial hubs.

Business Overview

Butlers Wines is an independent premium drinks retailer with a strong reputation for quality and service. The business offers a wide range of premium wines, spirits, and champagnes, alongside exclusive products not available elsewhere in the UK. Trading successfully as a sole trader (with a dormant limited company in place should a purchaser wish to use it), the business benefits from both walk-in custom and a well-developed e-commerce platform, allowing customers to order easily online.

The business holds a wholesale licence, opening opportunities for both retail and trade sales. Its strong customer base is supported by engaging branding and an established online presence.

Premises

The business operates from two leasehold units within the Business Centre:

- **Unit 33** – approx. **91 sq. m. (979.5 sq. ft.)**, utilised as the main retail showroom and sales area.
- **Unit 23** – approx. **52 sq. m. (559.7 sq. ft.)**, used as an office, storage and packing facility to support order fulfilment.

Together, the premises provide a highly functional layout, ideally suited to both retail operations and distribution. The business centre also has communal facilities including kitchen area, office and W/C facilities.

Key Features

- Established independent drinks retailer with wholesale licence
- Strong online presence with e-commerce functionality
- Combination of walk-in retail and order fulfilment operations
- Located in Team Valley Trading Estate with excellent transport links (A1(M) nearby)
- Opportunity for growth through expanded product lines or increased trade sales

Brand Identity

The business prides itself on being independent and customer-focused. As expressed in its ethos:

Butlers Wines is proud to be independent. We provide a range of premium drinks including gin, vodka, whisky and champagne, as well as drinks that only we stock in the UK. We want the enjoyable moments created with our products to begin the moment you discover us – whether online or in-store. With special gifts, exclusive deals, and a stress-free customer experience.

Turnover

Available on request.

Staff

The business is currently operated full-time by the vendor, who has expressed a willingness to remain involved for an agreed period to assist with the smooth transition of ownership.

Website

butlerswines.co.uk

Tenure

Leasehold – The current leases are rolling; a new lease would be available subject to terms and conditions.

Price

£49,950 plus stock at valuation

Rent

Unit 33 - £8,560 + vat per annum

Unit 23 - £5,940 + vat per annum

Rateable Value (Unit 33)

The 2025 Rating List entry is Rateable Value £8,400

Rateable Value (Unit 23)

The 2025 Rating List entry is Rateable Value £5,100.

Viewing

Strictly by appointment through this office.

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.

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