

- Coffee station/café in busy Metro station location
- Turnkey business, fully equipped and ready to operate
- Attractive and well-presented 62 sq. m. (667 sq. ft.) premises
- Excellent passing trade and captive customer base
- Turnover circa £1,000 weekly from short hours
- Qualifies for small business rates relief potential
- Rent £8,580 per annum

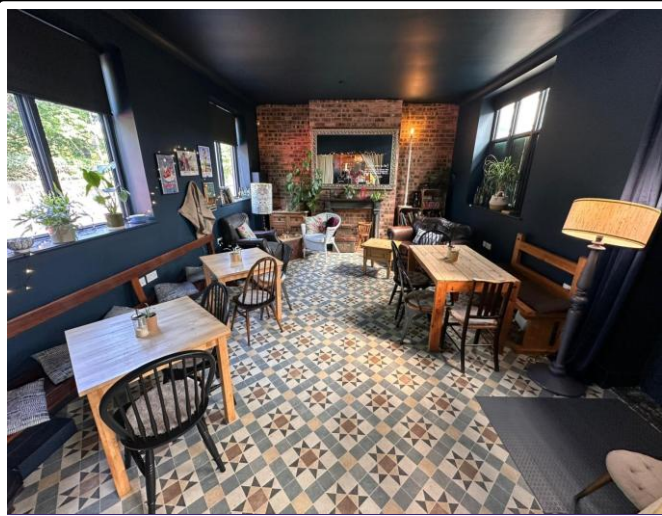


## Off The Rails Coffee Co.

Unit 5 Monkseaton Metro Station,  
Monkseaton, Whitley Bay NE26 3NR

Price: £59,950 Leasehold

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#### **Location**

Off The Rails Café occupies a prominent position on Platform 2 of Monkseaton Metro Station, with additional frontage onto Norham Road, a well-trafficked route connecting Monkseaton Front Street with Park View, Whitley Bay.

The café benefits from substantial daily footfall generated by Metro commuters, passengers, and visitors using the station throughout the day. The surrounding area is densely populated and well established, with a number of large schools, sports facilities, community amenities, and residential neighbourhoods within easy walking distance, providing a strong and diverse customer base. Monkseaton and neighbouring Whitley Bay are popular and affluent coastal locations, attracting both local residents and visitors year-round, further enhancing the trading potential of the business.

#### **Description**

Owned and operated by Tom, the business has developed a strong reputation for serving high-quality, locally sourced coffee, freshly prepared snacks, and light refreshments in a warm and welcoming environment. The café's distinctive setting within the historic Metro station building, combined with its relaxed atmosphere and loyal customer base, makes it a popular destination for both local residents and daily commuters.

The premises occupy a single-storey red brick station building beneath the iconic Metro canopy and benefit from attractive external seating, allowing customers to enjoy refreshments in a unique heritage setting. Internally, the café has been sympathetically fitted out to create a stylish yet comfortable space, featuring rustic timber finishes, exposed brickwork, dark contemporary décor and a variety of seating options.

The inviting interior encourages customers to relax, socialise or work remotely, whilst retaining the charm and character expected of an independent coffee house. The accommodation extends to approximately 62 sq. m. (667 sq. ft.) and comprises an open-plan service counter and customer seating area, a fully equipped preparation kitchen, customer WC facilities and ancillary storage space.

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In addition to a strong sit-in trade, the business benefits from a significant takeaway element generated by the constant flow of passengers using the Tyne and Wear Metro network. Monkseaton Metro Station serves a substantial number of commuters each day, providing regular repeat custom throughout the week, while the surrounding residential neighbourhoods, schools, sports facilities and local amenities contribute to a broad and diverse customer base. Off The Rails Coffee Co. offers an excellent opportunity to acquire a thriving and highly regarded café business with an established brand, distinctive premises and multiple revenue streams in one of North Tyneside's most attractive and affluent locations.

#### Turnover

We are verbally advised by the owner that the business currently achieves a turnover in the region of £800 to £1,000 per week, based on relatively limited trading hours.

#### Food Hygiene Rating

5 Very Good - Inspected – 24<sup>th</sup> September 2025

#### Rent

£8,580 per annum

#### Lease Terms

Leasehold – A new lease is available, terms and conditions to be agreed.

#### Staff

The business is owner-operated and managed on a day-to-day basis by the proprietor.

#### Trading Times

Tuesday – Saturday 10:00am – 3:00pm



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#### **Rateable Value**

The 2026 Rating List entry is Rateable Value £7,700

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.

#### **Viewing Arrangements**

Strictly by appointment through this office.

#### **Information Notice**

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**Ref I472 (Version 1)**

**Prepared 01<sup>st</sup> June 2026**

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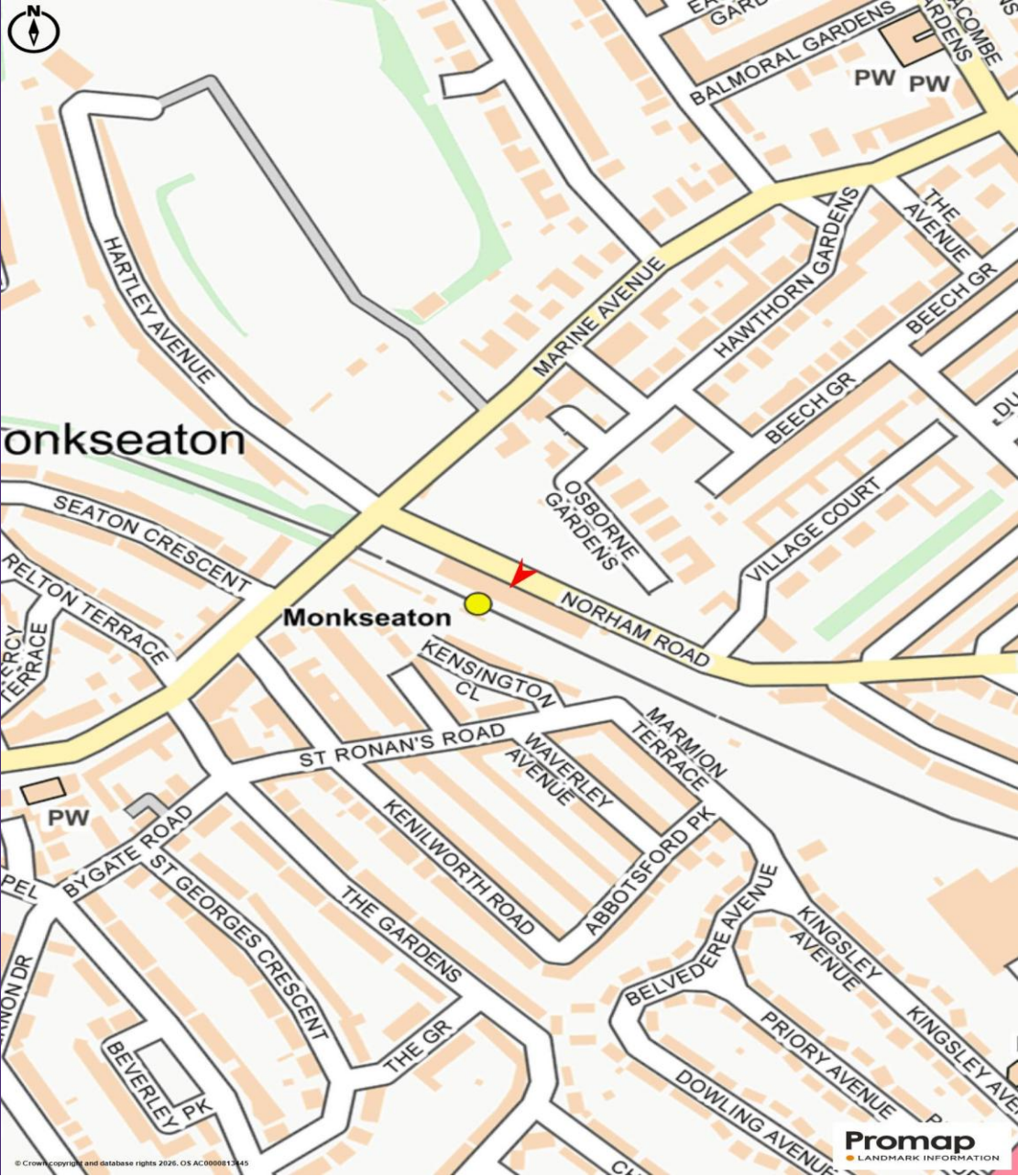
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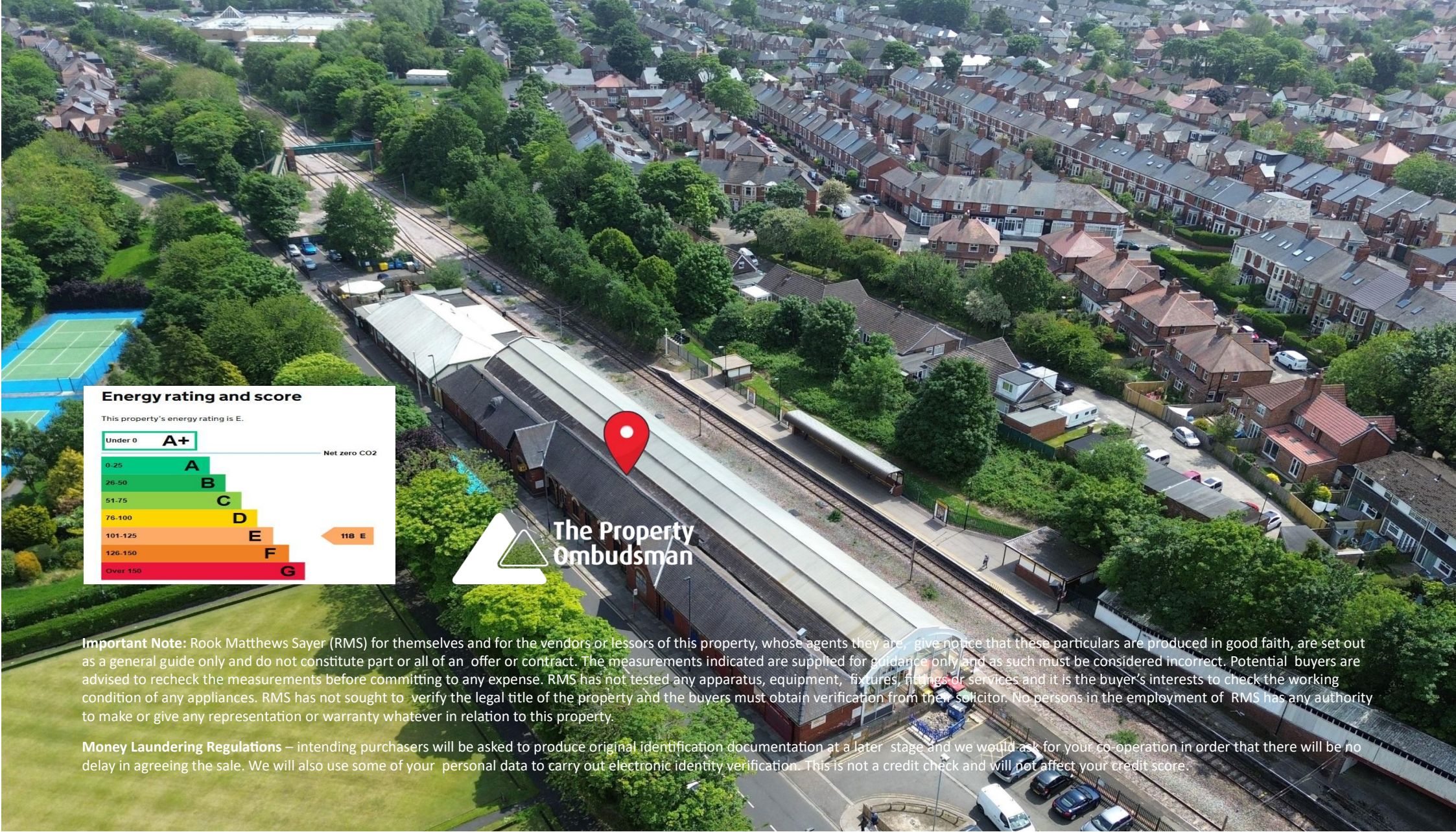




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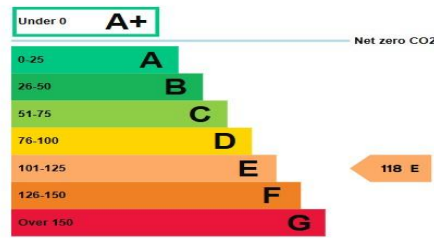
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### Energy rating and score

This property's energy rating is E.



 The Property Ombudsman

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