

# BUSINESS FOR SALE



## Mac 'n' Alli

Unit 6 Sea Winnings Way, South Shields NE33 3PE

- Licenced Café & Bistro
- Stylish 64-cover café with modern fit-out
- Located in thriving Westoe Crown Village parade
- Strong weekly turnover circa £5,000 p/w and loyal customer base
- Licensed premises with varied, popular menu offering
- Opposite school and community centre – strong footfall
- Social media following and growth potential evenings
- Ample Free Parking
- 5 Star Food Hygiene Rating
- Rent £23,000 + vat per annum / Service Charge £2,200 + vat per annum

**Leasehold: £65,000**

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## Location

The business is located in a small and well-established shopping parade within Westoe Crown Village, South Shields — a vibrant residential development comprising approximately 700 new build homes. The parade benefits from strong footfall and visibility, and includes a range of complementary businesses such as Tesco Express, Up North Pizzeria & Deli, The Children's Society charity shop, Crown Hair & Beauty, Your Accountants, and U & I Cuts Hair Salon. Westoe Crown Village is centred around a landscaped community hub, with the Westoe Crown Community Centre and Westoe Crown Primary School situated directly opposite the premises — providing a steady stream of daily foot traffic from local families and residents. South Shields town centre lies approximately one mile to the northwest, while Bents Park and the South Shields promenade are within walking distance, making the area popular with both residents and visitors. There is ample free parking directly outside the premises and throughout the surrounding area, enhancing accessibility for customers.

## The Property

The business operates from a modern, double-fronted ground floor unit with a striking high-quality glazed frontage that enhances visibility and curb appeal. The premises extend to approximately 172 sq. m. (1,851 sq. ft.) and are presented in excellent condition throughout. The internal layout is open plan, offering a stylish and welcoming dining area with seating for 64 covers, alongside a fully equipped commercial kitchen, private office, storage area, and male/female W.C. facilities. The unit further benefits from air conditioning, a CCTV system, and a comprehensive intruder alarm, providing both comfort and security.

## The Business

Mac 'n' Alli is a well-established and popular licensed café and bistro, occupying a prime position within the heart of Westoe Crown Village, South Shields. The business has been operating successfully for many years, with our clients taking over in late 2018. Since then, they have significantly enhanced its reputation and grown the turnover, establishing a strong and loyal customer base. Mac 'n' Alli is widely recognised for its warm, welcoming atmosphere and its extensive, varied menu that appeals to a broad demographic. The offering includes, All-day breakfasts, burgers, Stuffed jacket potatoes, Traditional favourites such as pies and chips, Fish dishes, Freshly made sandwiches, toasties, and light bites, Sweet treats, cakes, and freshly baked scones.

The menu is complemented by a full selection of hot and cold beverages, including milkshakes, iced teas, and a range of iced coffees & Frappuccino's as well as the added benefit of a premises licence allowing the sale of beer, cider, wines, and Prosecco — enhancing the venue's appeal for relaxed daytime dining and social occasions.

Mac 'n' Alli enjoys a strong online presence, supported by a growing and engaged social media following, which continues to drive footfall and community engagement. The business has become a central hub for locals, families, and visitors alike, known for its quality food, excellent service, and welcoming environment. This is a rare opportunity to acquire a thriving, turnkey operation with a proven track record, strong brand identity, and further scope for growth.

## Social Media

Facebook page with circa 4,100 followers  
Instagram 425 followers

## Opening Times

Sunday – Wednesday 9:30am – 4:00pm  
Thursday - Saturday 9:00am – 4:00pm  
Sunday 9:30am – 3:00pm

\*Please note vendors have permission to trade until 9pm on Thursdays, Fridays & Saturdays. Evening trade would extend the scope of the business.

## Price

£65,000 plus stock at valuation.

## Rent

£23,000 + vat per annum

## Service Charge

£2,200 + vat per annum

## Food Hygiene Rating

5 – Very Good (Last Inspected 24<sup>th</sup> August 2023)

## Tenure

Leasehold – We are advised that there are approximately three years remaining on the current lease. However, the landlord has indicated a willingness to grant a new, longer-term lease upon completion of a sale, subject to agreed terms and conditions.

## Trading Information

We have verbally been informed the business is turning over approximately £5,000 per week.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £18,500

## Staff

The business is owner operated with the assistance of 2 full time and 4 part time staff.

## Important Notice

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3. Any areas, measurements and distances given are approximate only.

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