- Popular independent coffee shop with alcohol licence
- 22 internal covers plus 4 external covers
- Attractive ground floor fully equipped unit 678 sq. ft.
- Prominent Ryton location with strong local reputation
- 4.8-star Google rating from 87 customer reviews
- Licensed for on and off-sales until 11pm
- Over 2,500 followers across Facebook and Instagram
- Qualifies for small business rates relief
- Rent £9,000 + vat per annum

Kathleen's Coffee Shop
Unit 2 Lane Head,
Ryton NE40 3HF

Leasehold Café/Bar

Price: £18,000 Leasehold

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Location
Kathleen’s Coffee Shop occupies a prominent position at Unit 2, Lane Head, Ryton, a well-established residential and commercial area within the popular village of Ryton. The property benefits from good visibility and footfall, serving the surrounding residential neighbourhoods and local businesses. Ryton is situated approximately 8 miles west of Newcastle upon Tyne and enjoys excellent connectivity via the A695, providing convenient access to Blaydon, Prudhoe and the wider Tyne and Wear region. Nearby occupiers include a range of independent retailers, convenience stores and community amenities, helping to support consistent customer traffic throughout the day.

Description
An exciting opportunity to acquire a thriving and well-established coffee shop in the heart of Ryton. Established in 2021, Kathleen's Coffee Shop has built a loyal and repeat customer base, benefiting from an excellent local reputation, strong social media presence, and outstanding online reviews.

The business occupies a prominent ground floor position extending to approximately 67 sq. m. (678 sq. ft.) and comprises an attractive open-plan customer seating and service area providing circa 22 covers, together with a fully equipped commercial kitchen, office, and customer W/C incorporating baby changing facilities. Externally, there is additional seating for approximately four covers.

Kathleen's Coffee Shop has achieved a 5-star Food Hygiene Rating following its most recent inspection on 13th March 2026 and enjoys an impressive average Google review score of 4.8 stars from 87 reviews. The business is further supported by established Facebook and Instagram platforms with in excess of 2,500 followers, providing excellent engagement with both existing and prospective customers.

The premises benefit from a valuable Premises Licence permitting the sale of alcohol for consumption both on and off the premises from 8:00am to 11:00pm, seven days a week. This presents significant scope for future growth through extended trading hours, evening openings, themed events, and the further promotion of alcohol sales.

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The business is offered fully equipped, allowing an incoming purchaser to continue trading immediately with minimal disruption. The premises are fully electric and benefit from an efficient Fujitsu heating and air conditioning system.

Kathleen's Coffee Shop represents an excellent turnkey business opportunity, ideally suited to an owner-operator or experienced hospitality business seeking a profitable and well-regarded café with genuine potential for further growth and expansion.

Opening Hours
Tuesday – Saturday: 9:00am – 4:00pm
Sunday – Monday: Closed

Staff
The business is currently operated by two full-time members of staff, ensuring the smooth day-to-day running of the coffee shop.

Turnover
Detailed turnover information will be made available to genuinely interested parties upon viewing and further discussion with the vendor.

Price
£18,000 plus stock at valuation.

Tenure
Leasehold – The property is available by way of a new flexible five-year lease, subject to agreed terms and conditions.

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Rent
£9,000 + vat per annum

Rateable Value
The 2026 Rating List entry is Rateable Value £3,300

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

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.
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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 I544 (Version 2)
Amended 12th October 2026

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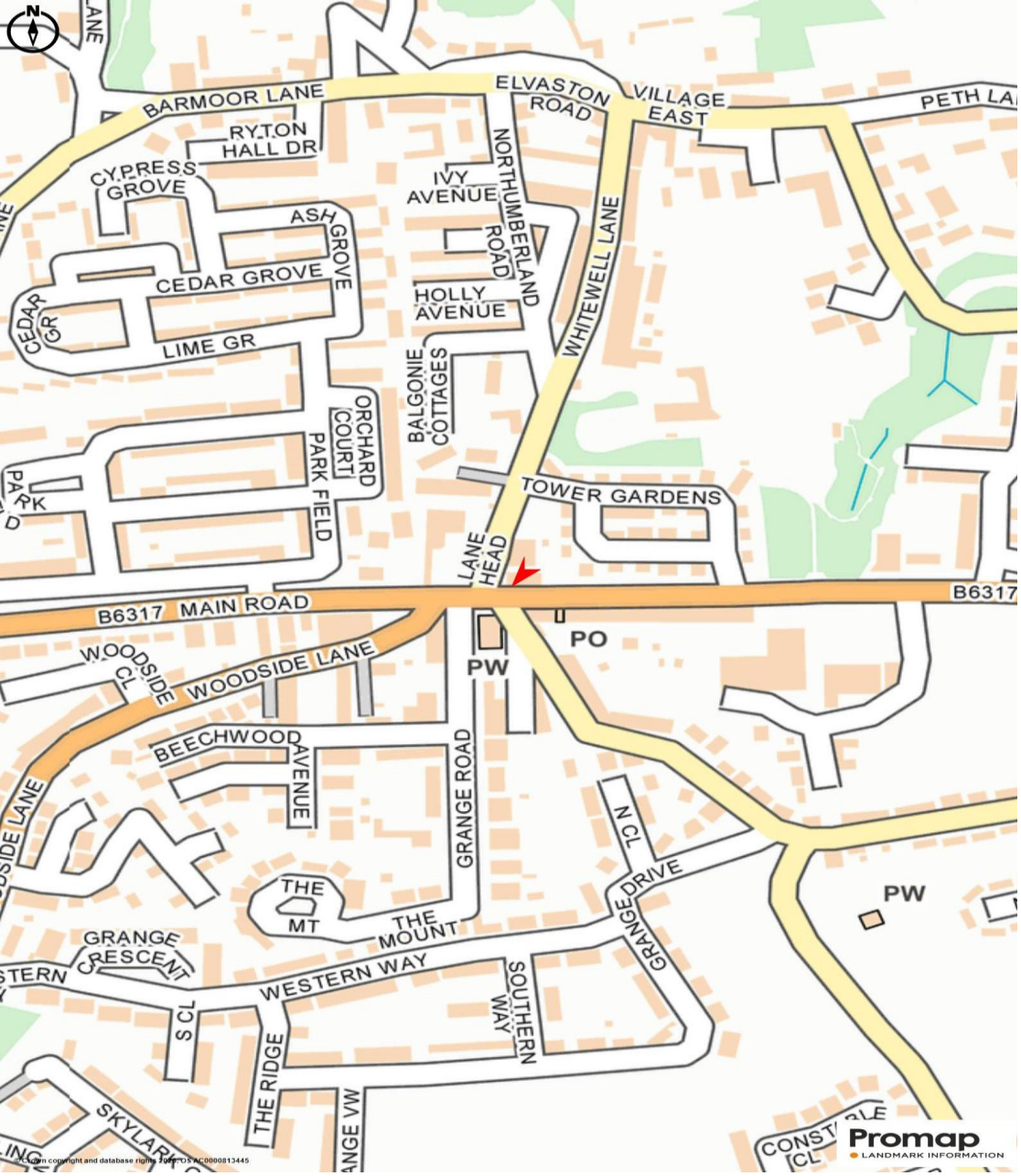

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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