



Dolly Hog Roast Deli

15-17 Regent Street, Blyth, Northumberland NE24 1LQ

- Former Café & Bistro Business
- 67 Internal Covers
- Very Well Presented
- Premises Licence until 11pm
- Fully Equipped for the Trade
- Morrisons Car Park Nearby
- Prime Town Centre Position
- Just Eat & Blyth Eats
- Rent £15,600 per annum
- 10 Year Lease from 2023

Leasehold £19,950

BUSINESS FOR SALE

Location

The business is located on the corner of Regent Street and Commercial Street, in Blyth Town Centre. In a prime corner position, you will also find Morrisons, situated opposite, with a large car park. The town centre is currently in the early stages of some investment (to be around £25 million), which will increase visitors, to the area, as well as other businesses.

The Business

Due to other work commitments, our client closed down the business, however, it retains all of its fixtures, fittings and equipment. Previously, it had traded as a very well established café, over the years, serving thousands of customers regularly.

Internally, the unit is very well presented, with a large enchanting tree, as a main centrepiece in the open plan seating area, upon your arrival to the café.

There is seating for 67 internally with scope to potentially expand the number of seats, and a fully equipped kitchen ready for the new owners to take control.

Equipment (but not limited to)

Espresso machine (leased)
Lincot FilterFlow Tall Water Boiler
Class EQ Glasswasher
True Tall Refrigerator
Polar Tall Refrigerator
2 x Microwave Ovens
2 x Blizzard Double Fryer
Buffalo 6 Ring Gas Cooker
Large Panini Press
Toaster
Polar Wine Fridge
Birra Moretti Self-Contained Keg (Draught)
Polar Drinks Fridge
Excel Under Bench Fridge
Gastro-line Fridge
Elstar Under Bench Fridge
Ice Cream Display & Cold Storage Unit
Various Benches & Bins
Utensils, Pots & Pans
Shelving, Sinks and Washing Machine
Various Cake Stands & Displays
Circa 21 Tables & 3 Baby Highchairs
Polar Tal Double Refrigerator & Double Freezer
True Triple Door Refrigerator
*This inventory may be subject to chances.

Food Hygiene Rating

5 Very Good - Inspected – 7th December 2023

Premises Licence

Permitted to supply alcohol every day from 10:00am until 11pm both on and off the premises

Previous Opening Times (extended times are possible)

Monday	9:00am – 3:00pm
Tuesday	9:00am – 3:00pm
Wednesday	9:00am – 3:00pm
Thursday	9:00am – 7:00pm
Friday	9:00am – 9:00pm
Saturday	9:00am – 9:00pm
Sunday	9:00am – 4:00pm

Tenure

Leasehold – We have verbally been informed there is a 10 Year lease in place that commenced mid 2023.

Price

£19,950 Leasehold

Rent

£15,600 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £17,250

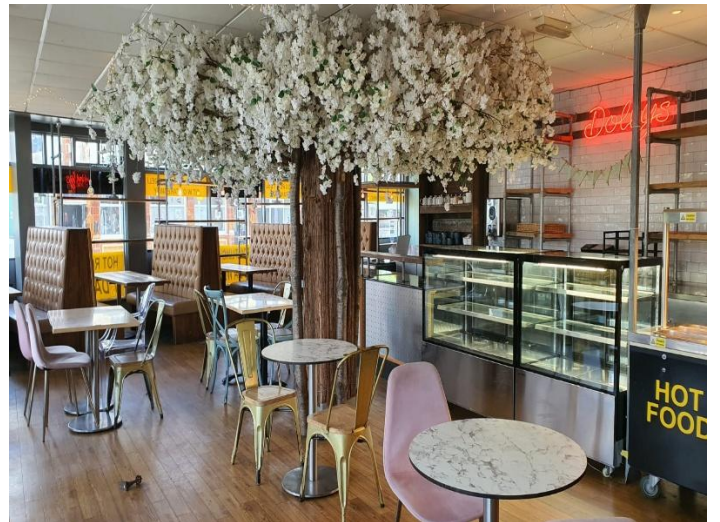
Important Notice

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: I478

Prepared 8th June 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.

R574