- Established licensed café, bar and restaurant in Beadnell
- 49 covers comprising 26 internal and 23 external
- Stylish open-plan dining area with contemporary bar fit-out
- Fully equipped professional commercial kitchen included
- Prime position within sought-after Northumberland coastal village
- Approximately six-year lease remaining; potential new lease available
- Rent £26,000 per annum



Salt Water Cafe,
1-2 Church Cottages, Beadnell,
Northumberland NE67 5AS

Leasehold Restaurant
Price: £125,000 Leasehold

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Location

Salt Water Café occupies a prominent position within the heart of Beadnell, one of Northumberland's most sought-after coastal villages. Situated at 1-2 Church Cottages on the village's main thoroughfare, the property benefits from strong passing trade generated by both local residents and the substantial influx of tourists that visit the area throughout the year.

Beadnell is a highly regarded seaside destination on the Northumberland Coast Area of Outstanding Natural Beauty, renowned for its sandy beaches, watersports facilities and holiday accommodation. The village lies approximately 2 miles south of Seahouses, 13 miles north of Alnwick and benefits from excellent connectivity via the A1.

The café is surrounded by a mix of residential properties, holiday lets, guest houses and complementary leisure and hospitality businesses, providing a consistent customer base. Nearby attractions include Beadnell Bay, Beadnell Harbour, Bamburgh Castle and the popular Farne Islands, all of which contribute to the area's strong visitor economy and year-round appeal.

Description

Salt Water Café is a well-established and highly regarded licensed café, bar and restaurant situated in the popular coastal village of Beadnell on the Northumberland coastline. The business has built an excellent reputation amongst both local residents and the significant tourist trade attracted to the area throughout the year.

Occupying an attractive and prominently positioned premises extending to approximately 84 sq. m. (904 sq. ft.), the accommodation comprises a stylish open-plan dining and bar area together with a fully equipped commercial kitchen and disabled WC facilities. The dining area provides seating for approximately 26 customers internally, complemented by a highly attractive front terrace with seating for a further 23 covers, allowing customers to enjoy outdoor dining during the spring and summer months.

The premises are presented to a high standard throughout and benefit from a contemporary fit-out, creating a warm and welcoming environment for customers. The commercial kitchen is comprehensively equipped to cater for the business's established food offering, whilst the licensed bar provides additional revenue streams through daytime and evening trade.

Benefiting from its prime position within one of Northumberland's most sought-after seaside destinations, Salt Water Café offers an excellent opportunity to acquire a successful hospitality business with a loyal customer base, strong seasonal trade and significant scope for continued growth.

Opening Hours
Monday: Closed
Tuesday: 9:00am – 5:00pm
Wednesday – Saturday: 8:30am – 9:00pm
Sunday: 8:30am – 4:00pm
Please note that extended opening hours are typically operated during the peak summer season to accommodate increased visitor demand.

Turnover
Detailed turnover information is available to genuinely interested parties upon inspection of the business and subject to further enquiry.

Price
£125,000 plus stock at valuation

Staff
The business is owner-operated, with the proprietor working full-time within the business and undertaking the role of Head Chef. The owner is supported by a team of four members of staff, comprising two front-of-house employees and two kitchen staff.





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Tenure
Leasehold - We understand that there are approximately six years remaining on the existing lease term. Subject to agreement, the landlord may be willing to grant a new lease to an incoming occupier.

Rent
£26,000 per annum

Rateable Value
The 2026 Rating List entry is Rateable Value £13,500

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.
   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.

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