



**16-18 Avenue Road,
Seaton Delaval, NE25 0DU**

- Former cafe with self-contained two bedroom flat
- Prime roadside location in Seaton Delaval village centre
- Partially equipped kitchen, with dining area
- Premises licence 11am – 11pm
- 6-year lease term from December 2024
- Assignment of current lease
- Business ceased trading April 2026

Rent £24,000 per annum

BUSINESS FOR SALE

Location

The Village Kitchen is prominently located on Avenue Road, in the heart of this well-established and popular Northumberland village. Seaton Delaval benefits from a strong local community and a steady flow of passing trade, supported by surrounding residential areas and nearby amenities.

The premises occupy a highly visible roadside position on Avenue Road, one of the village's main thoroughfares, ensuring excellent exposure to both pedestrian and vehicular traffic. The area is well served by public transport links, with regular bus services connecting Seaton Delaval to Whitley Bay, Cramlington, Blyth, and Newcastle upon Tyne.

The Business

Our clients acquired the premises in December 2024 and have since invested significant capital into upgrading the infrastructure and fixtures and fittings, including the installation of new three-phase electrics.

Unfortunately, due to personal circumstances, their business ceased trading in April 2026, but is still available partially furnished and offers fantastic potential, for the next tenant.

The property

The business operated from the ground floor of a mid-terrace, two-storey property with a pitched slate roof. A self-contained two-bedroom flat is situated directly above the commercial premises.

The ground floor extends to approximately 100 sq. m. (1,076.4 sq. ft.) and comprises an open-plan dining and bar area with seating for 32 covers, a partially equipped commercial kitchen, storage areas, male and female WCs, and a disabled WC with baby-changing facilities.

The residential accommodation is located on the first floor and benefits from a separate access. It comprises a living room, kitchen, two bedrooms, and a bathroom. The flat was utilised for business storage but offers the potential for owner occupation or residential use by the incoming proprietor.

Premises Licence

We have been verbally informed the premises has an alcohol licence from 11:00am – 11:00pm.

Tenure

Leasehold – Our client has a 6-year lease that commenced December 2024.

Rent

£24,000 per annum

Terms

In-going Tenant is to cover the cost of our client's agency fees.

Viewing

Strictly by appointment through this office.

Rateable Value (16 Avenue Road)

The 2026 Rating List entry is Rateable Value £8,200

If 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.

Council Tax Band (18 Avenue Road)

Band A

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: I367 (Version 1)

Updated July 2026

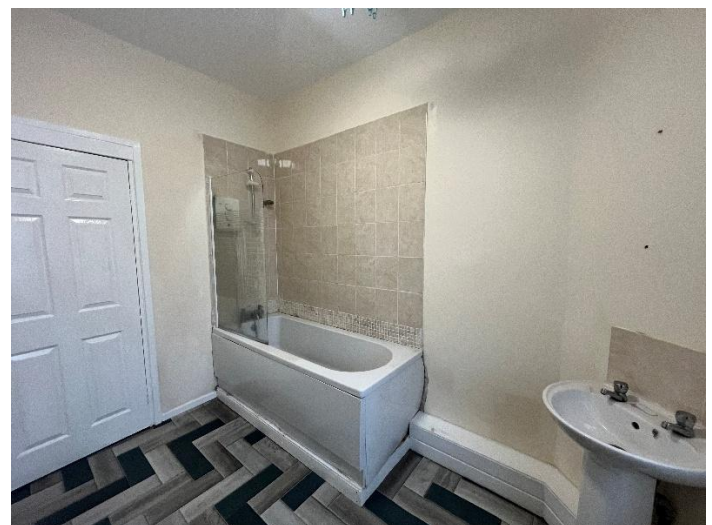
BUSINESS FOR SALE



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

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