



## Rocky Road Cafe & Holiday Accommodation West View, Bellingham, Northumberland NE48 2AH

- Long Established Café
- Detached Property 164 sq. m. (1,769 sq. ft.)
- New Lease Terms Available
- Very Well Presented
- Rent £15,000 per annum
- Self Contained Three Bedroom Holiday Let
- High Turnover Business
- Popular Tourist Location
- Ideal Life Style Business
- 5 Star Food Hygiene Rating

**Price: £45,000 Leasehold**

# BUSINESS FOR SALE

## Location

The business is located just off Pennine Way within the heart of the village of Bellingham. Bellingham is situated on the banks of the North Tyne, approximately 35 miles from Newcastle upon Tyne & 17 miles from Hexham. It is best known as the gateway town to Kielder Water and Forest Park. The town boasts a thriving community that supports a Co-op and a range of independent shops, several cafes, 3 public houses, hotel with spa facilities, Post Office, 3 Caravan sites and numerous B&B's. There is also a regular bus service to Hexham.

## Property

An attractive substantial detached sandstone two storey property under a pitched slate roof.

## The Business

Our client started trading in late 2010, the business is therefore very well established with many long standing and repeat customers. The business is now reluctantly being placed on the market for personal reasons. The menu includes full English breakfasts, daily specials, jacket potatoes, paninis, toasties, sandwiches, scones, cakes, hot & cold beverages and much more.

There is seating for circa 30 covers with an additional 8 external located to the front of the building. Internally the café consists open plan seating area with service counter, fully equipped kitchen and disable W/C facilities on the ground floor with large storage area in the basement.

The business enjoys a busy location in the centre of Bellingham and so enjoys excellent passing trade. There are fair levels of commercial business throughout the week and this is then supplemented by tourism over the summer season, weekends, and bank holidays.

## Holiday Let

The accommodation is accessed through a private door way to the side of the building and covers the whole of the first floor.

Internally it is immaculately presented consisting spacious open plan lounge/dining/ kitchen area, three bedrooms and three bathrooms. The accommodation enjoys good levels of occupancy throughout the year from various websites including cottages.com and through repeat business.

## Lounge/dining/kitchen

Sofas, tables & chairs, TV, DVD & CD Radio, electric oven & hob, microwave, fridge, dishwasher & washing machine.

## Bedroom 1

Family room with one double, one single bed, TV and en suite shower facilities, W/C and wash basin.

## Bedroom 2

Double bed and TV

## Bedroom 3

Bunk beds, TV and en suite shower facilities, W/C and wash basin.

## Bathroom

Shower facilities, W/C and wash basin.

## Food Hygiene Rating

5 Very Good (Inspected 19 January 2022)

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Staff

The business is owner operated with the assistance of 4 part time members of staff and 3 weekend staff.

## Opening Hours

Monday – Saturday 8:30am – 4:30pm

Sunday 9:00am – 4:30pm

## Turnover

Will be provided after a viewing has taken place.

## Price

£45,000 Leasehold

## Rent

£15,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2022 Rating List entry is Rateable Value £8,100

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.

## 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: H535 (Version 2)**

**Prepared: 16<sup>th</sup> May 2022**

# BUSINESS FOR SALE



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