



Boodles

2 Park Avenue, Whitley Bay NE26 1DG

- Boutique Bubble Tea café
- 15 Internal / 8 Pavement Covers
- Prime Town Centre Location
- Very Well Presented
- 5 Star Food Hygiene Rating
- 5 Year Lease from June 2022
- Turnover circa £800 per week
- Floor Area 45.72 sq. m. (492.12 sq. ft.)
- Website & Social Media Pages
- Rent £11,000 per annum
- On Just Eat / Uber Eats / Deliveroo
- Genuine Reason for Sale

Price: £15,000 Leasehold

BUSINESS FOR SALE

Location

The business is situated on the corner of Park Ave and Whitley Road. This is an area which benefits from excellent passing trade and footfall. Whitley Bay and the surrounding areas of Monkseaton, Cullercoats, and Tynemouth etc are densely populated and attract businesses from other parts of the region. There is a good transport system including buses and the Tyne & Wear Metro system. The Sea front is approximately 5 minutes walk.

Property

The business trades from the ground floor of an end terrace two storey property. The unit being 45.72 sq. m. (492.12 sq. ft.) consists open plan customer seating area / service counter, store and staff W.C facilities. The unit is well presented having 15 internal covers and 8 pavement covers.

The Business

Our client took over the unit in the summer of 2022 investing funds into the infrastructure and fixtures and fitting. The business is a boutique bubble tea venue also selling whippy ice cream, authentic Italian gelato, iced macchiato, coffee and much more. The business is reluctantly being placed on the market due to personal reasons.

Equipment

Italian espresso machine
Nisbets commercial auto fill water boiler
Super veloce electric coffee bean grinder
Buffalo bar blender
Roband milkshake mixer
Nisbets grill/panini maker
Ben & Jerry's slim upright display fridge
Chest freezer
Microwave
Polar ice machine
Empire commercial 3 door display cooler fridge
Vertika confectionery chilled display cabinet

Food Hygiene Rating

5 Very Good - Inspected – 2nd November 2022

Staff

The business is owner operated with the assistance of part time members of staff, the business is being sold with no staff.

Turnover

We have verbally been informed the business is turning over circa £800 per week, on short trading hours.

Website/ Social Media

www.boodlesboo.com
Facebook 491 followers
Instagram 536 followers
Twitter (X) 51 followers

Opening Times

Monday	10:00am – 4:30pm
Tuesday	Closed
Wednesday	Closed
Thursday	10:00am – 4:30pm
Friday	9:00am – 5:00pm
Saturday	9:00am – 5:00pm
Sunday	9:00am – 5:00pm

Tenure

Leasehold – 5 years beginning on June 2022, and including the date of this lease and ending on, and including June 2027.

Price

£15,000 plus stock at valuation

Rent

£11,000 per annum

Permitted Use

Use as a shop under the new Use Class E (a) – Display of retail goods other than hot food.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £10,750.

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

- 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.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

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Prepared: 08th February 2024

BUSINESS FOR SALE



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