



## Little Connies Kitchen

1 Rokeby Street, Lemington, Newcastle upon Tyne NE15 8RR

- Popular Café Business
- 28 Internal Covers
- Prominent Corner Position
- Turnover circa £85,000 p/a
- Lease in Place Until 2038
- Floor Area 915 sq. ft. (85 sq. m.)
- Recently Refurbished
- Website & Social Media
- Short Trading Hours
- Rent £13,000 per annum

**Price: £33,500 Leasehold**

# BUSINESS FOR SALE

## Location

The business is situated on a prominent corner position at the junction of Tyne View and Rokerby Street, within a mixed-use area just north of Scotswood Road. The location benefits from excellent visibility and connectivity, being approximately 4 miles west of Newcastle City Centre. This provides easy access to both local amenities and major transport routes, making it an ideal location for businesses seeking a well-connected base in the area.

## Property

The business occupies the ground floor of an end-terrace property, offering a net internal area of approximately 915 sq. ft. (85 sq. m.). The space includes an open-plan seating area with a service counter, providing seating for around 28 covers, with potential to accommodate additional seating. The property also features a fully equipped kitchen, a prep room, and accessible W/C facilities. The unit is presented to a high standard, having recently undergone a full refurbishment. It is secured by a CCTV system with motion detection and integrated alarm.

## The Business

Our client acquired the unit in May 2022 and has since invested significantly in the infrastructure, fixtures, fittings, and equipment to create a welcoming and functional space. Upgrades include new flooring, a modern ceiling installation, gas installation, wall alterations, and the addition of a new Rijo coffee machine and other equipment.

Since opening, the business has established a loyal customer base with many repeat visitors, a testament to the quality and consistency of the offerings. Customers can enjoy dining in, takeaway, or convenient online ordering through platforms like Just Eat and Uber Eats.

Little Connie's Kitchen is a popular local spot, specialising in a variety of delicious offerings, including fresh coffee, breakfast favourites, sandwiches, paninis, toasties, hearty soups, cakes and traditional Sunday lunches.

## Staff

The business is operated full-time by the owner, supported by a team consisting of one full-time staff member, one part-time staff member, and four weekend staff.

## Opening Times

Tuesday – Friday	8:30am – 3:00pm
Saturday	10:00am – 2:00pm
Sunday – Monday	Closed

\*Our client also closes 3 weeks over the school summer holidays & 2 weeks over the Christmas period.

## Websites / Social Media

littleconnieskitchen.co.uk

Facebook – 1.7 k Followers

Instagram – 565 Followers

## Tenure

Leasehold – The current lease commenced on 5th October 2022 and is set to expire in 2038.

## Turnover

We have verbally been informed the business is turning over circa £85,000 per annum.

## Rent

£13,000 per annum

## Price

£33,500 plus stock at valuation

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £2,750

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

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 I175 (Version 1)

Amended 25<sup>th</sup> April 2025

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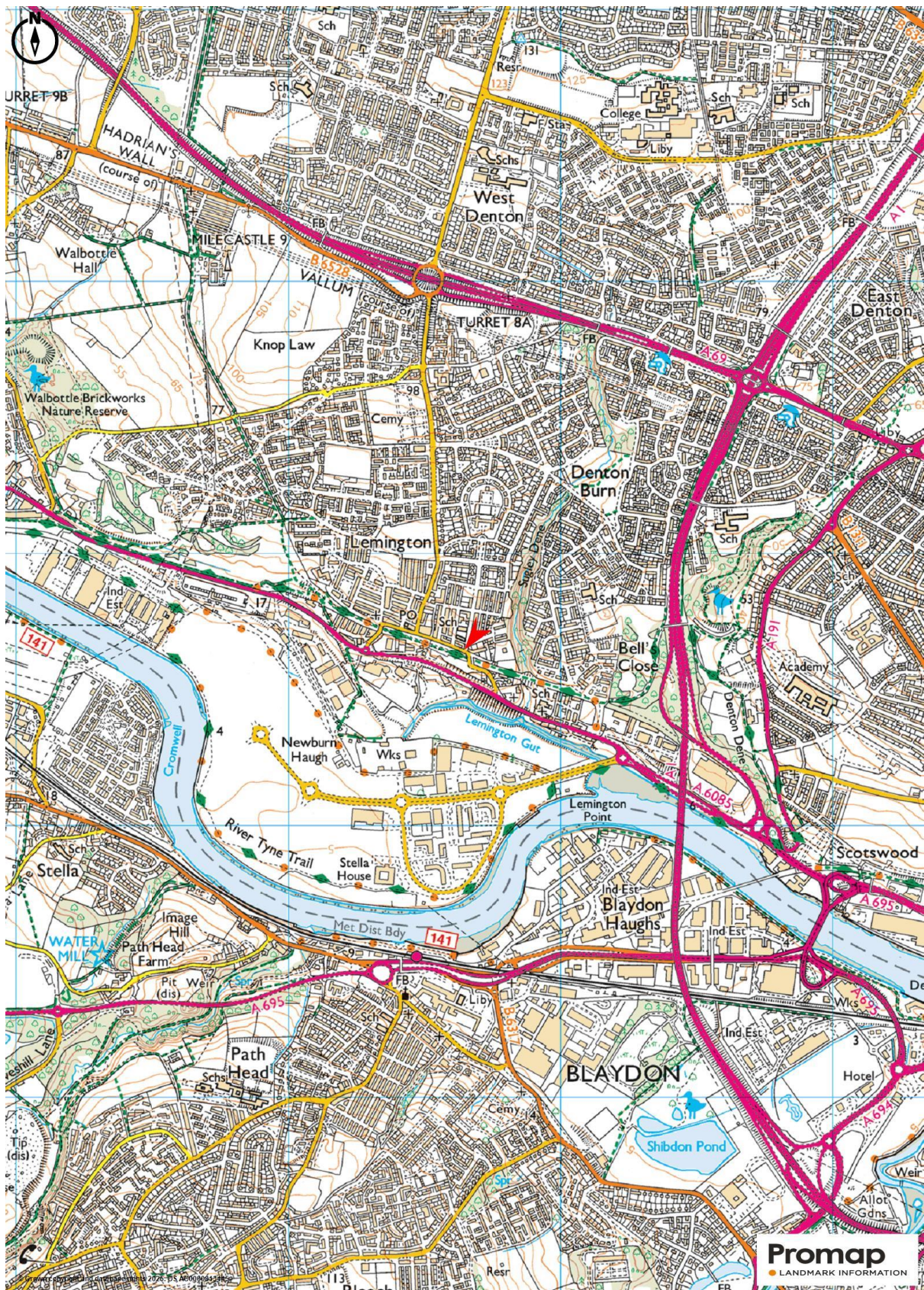
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