



Dom's Café & Takeaway

18 High Street East, Wallsend, Tyne & Wear NE28 8PQ

- Long-established business trading successfully since 2008
- Open-plan dining area with approximately 40 covers
- Prime high street location with strong footfall
- Weekly turnover of circa £1,700 - £1,800 per week
- Business rates exemption for qualifying occupiers
- Genuine Retirement Sale
- Dine-in, takeaway, and Just Eat delivery options available
- Rent £9,000 per annum

Price: £18,500 Leasehold

COMMERCIAL

Location

Dom's Café is prominently situated at 18 High Street East in Wallsend, at the heart of the town centre. The surrounding area comprises a vibrant mix of national and independent retailers, financial institutions, estate agencies, and other professional service providers, making it a key commercial hub within the town. Wallsend is a well-established and densely populated suburb located on the north bank of the River Tyne, approximately four miles east of Newcastle city centre. The area benefits from excellent transport connectivity, with the A1058 Coast Road providing direct access to both Newcastle and the coastal town of Tynemouth, just five miles to the east. In addition, the nearby Tyne Tunnel and A19 offer convenient routes to the wider North East region, including links to the A1(M).

The Premises

The business operates from the ground floor of a well-presented, mid-terrace, two-storey property with a traditional pitched slate roof. The unit extends to approximately **62.77 sq. m. (675.6 sq. ft.)** and comprises an open-plan dining area accommodating approximately 40 covers, a customer service counter, a fully equipped kitchen, a storage area, and WC facilities.

The Business

The current owner has successfully operated the business at this location since 2008, during which time it has established a strong local reputation and built a loyal customer base, with a high level of repeat trade. The business also benefits from excellent visibility and consistent passing footfall due to its prominent position.

Dom's Café offers a diverse menu of freshly prepared hot and cold meals, snacks, and beverages. Services are available for both dine-in and takeaway, with additional delivery operations facilitated through the Just Eat platform. The business is now offered for sale as the owners wish to retire, presenting an ideal opportunity for a new operator to acquire a well-established and profitable enterprise with strong growth potential.

Tenure

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

Turnover

We have verbally been informed the business is turning over circa £1,700 - £1,800 per week.

Opening Hours

Monday – Saturday 9:00am – 3:00pm
Sunday Closed

Staff

The business is run by a couple with the assistance of 1 part time member of staff.

Rent

£9,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £9,400

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.

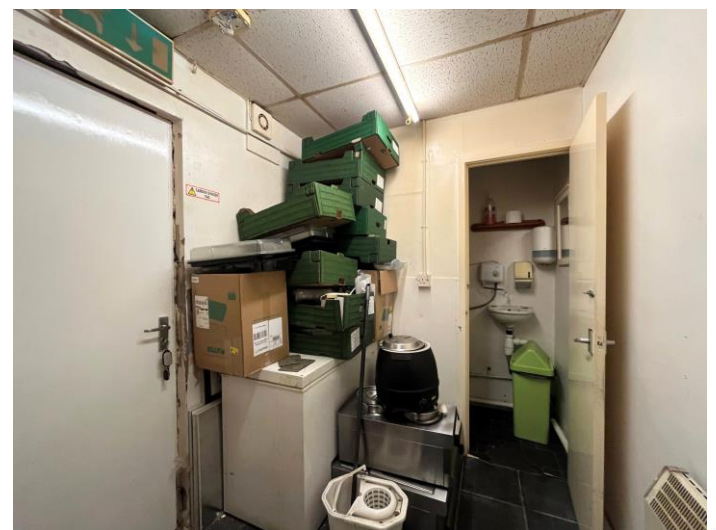
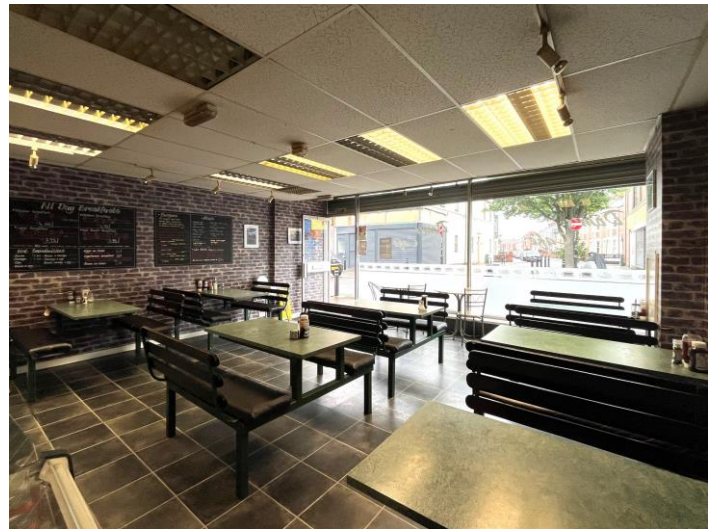
Important Notice

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 I251 (Version 1)

Prepared 29th May 2025

COMMERCIAL



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.

R573