



## Coffee Johnny's

1-3 Main Street, Ryton, Tyne & Wear NE40 3NA

- Leasehold Café Business
- Approximately 34 covers in well-laid-out seating area
- Prominent location on busy Main Road (B6317) in Ryton
- Spacious single-storey retail unit 110 sq. m. (1,184 sq. ft.)
- 5 Star Food Hygiene Rating
- New flexible lease terms available
- Strong weekly turnover with low overheads and rent
- Rent £12,750 per annum
- Long-established business with loyal local customer base
- Excellent growth potential with longer hours or alcohol licence

**Price £45,000 Leasehold**

# BUSINESS FOR SALE

## Location

The business is located on Main Road (B6317), a busy main route running through Ryton. Ryton is a bustling semi-rural village situated about midway between Blaydon and Prudhoe and is only around 8 miles from Newcastle City Centre via the A695. The prominent location benefits from high visibility and consistent footfall, making it ideal for attracting local customers as well as passing trade.

## Property

The business operates from a prominent ground floor, treble-fronted, single-storey retail unit with a flat roof. The premises extend to approximately 110 sq. m. (1,184 sq. ft.) and are well-presented throughout. The internal layout comprises a spacious open-plan customer seating area with a well-positioned service counter, a private office, two staff W.C. facilities, and dedicated customer W.C. facilities. The seating area is thoughtfully arranged to accommodate approximately 34 covers, providing a comfortable and inviting dining environment with ample space between tables to ensure a pleasant customer experience.

## The Business

This is a rare opportunity to acquire a long-established and well-regarded food business, offered for sale genuinely due to the owner's retirement. The business has built an excellent reputation over many years and enjoys a loyal and regular customer base from the local community and surrounding areas.

Trading from a prominent and spacious premises, the business specialises in a wide range of freshly prepared hot and cold food including sandwiches, toasties, wraps, paninis, burgers, pies and chips, jacket potatoes, and traditional Full English breakfasts. A variety of hot and cold drinks are also served, along with daily specials that have proven popular with regulars.

While already a successful and profitable operation, there is significant scope for growth. Currently operating limited trading hours, there is clear potential to increase turnover by extending opening times or exploring evening trade. In addition, there is an opportunity to apply for an alcohol licence, which could open the door to further revenue streams such as casual dining or themed evening events. This is an ideal opportunity for an enthusiastic new owner to build on a solid foundation and take the business to the next level.

## Staff

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

## Turnover

We have verbally been informed the business is turning over circa £1,750 per week.

## Food Hygiene Rating

5 (Very Good) – Last inspected 5<sup>th</sup> March 2025

## Opening Times

Monday – Saturday 8:00am – 2:00pm  
Sunday Closed

## Tenure

Leasehold – The current lease is rolling over, but the landlord has agreed to grant a new lease subject to terms and conditions.

## Equipment

Coca Cola double door display fridge  
Iberital coffee grinder  
Nuova Simonelli premier espresso machine  
Hotpoint under counter fridge  
Buffalo single tank fryer  
2 x Buffalo 4 pot bain marie  
Buffalo griddle steel plate  
Commercial extraction canopy  
2 x Breville microwave  
Nisbets contact grill  
Mafrol display refrigeration  
Newworld electric cooker  
Queen Victoria potato oven  
Pumphrey's filter machine  
Pie display warmer  
Fracino little espresso machine  
Hotpoint undercounter freezers  
Hotpoint undercounter fridge  
Till  
Digital card payment reader  
Toaster

## Price

£45,000 plus stock at valuation

## Rent

£12,750 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £12,000.

As the RV is £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: I259 (Version 2)**

**Prepared 20<sup>th</sup> June 2025**



# BUSINESS FOR SALE

