



## Dolly Hog Roast Deli

15-17 Regent Street, Blyth, Northumberland NE24 1LQ

- Café & Bistro Business
- 67 Internal Covers
- Very Well Presented
- Premises Licence until 11pm
- Fully Equipped for the Trade
- Turnover circa £7,000 per week\*
- Prime Town Centre Position
- Just Eat & Blyth Eats
- Rent £15,600 per annum
- 10 Year Lease from 2023

**Price: £29,950 Leasehold**

# BUSINESS FOR SALE

### Location

The business is located on the corner of Regent Street and Commercial Street, in Blyth Town Centre. In a prime corner position, you will also find Morrisons, situated opposite, with a large car park. The town centre is currently in the early stages of some investment (to be around £25 million), which will increase visitors, to the area, as well as other businesses.

### The Business

Our client took over this well established business in mid 2023, it has been trading since 2006, with many repeat and long standing customers.

Internally, the unit is very well presented, with a large enchanting tree, as a main centrepiece in the open plan seating area, upon your arrival to the café.

There is seating for 67 internally with scope to potentially expand the number of seats, and a fully equipped kitchen ready for the new owners to take control.

### Equipment (but not limited to)

- Espresso machine (leased)
- Lincot FilterFlow Tall Water Boiler
- Class EQ Glasswasher
- True Tall Refrigerator
- Polar Tall Refrigerator
- 2 x Microwave Ovens
- 2 x Blizzard Double Fryer
- Buffalo 6 Ring Gas Cooker
- Large Panini Press
- Toaster
- Polar Wine Fridge
- Birra Moretti Self-Contained Keg (Draught)
- Polar Drinks Fridge
- Excel Under Bench Fridge
- Gastro-line Fridge
- Elstar Under Bench Fridge
- Ice Cream Display & Cold Storage Unit
- Various Benches & Bins
- Utensils, Pots & Pans
- Shelving, Sinks and Washing Machine
- Various Cake Stands & Displays
- Circa 21 Tables & 3 Baby Highchairs
- Polar Tal Double Refrigerator & Double Freezer
- True Triple Door Refrigerator

\*This inventory may be subject to chances.

### Food Hygiene Rating

5 Very Good - Inspected – 7<sup>th</sup> December 2023

### Premises Licence

Permitted to supply alcohol every day from 10:00am until 11pm both on and off the premises

### Turnover\*

We have verbally been informed the business is turning over £7,000 per week.

### Opening Times

Monday	9:00am – 3:00pm
Tuesday	9:00am – 3:00pm
Wednesday	9:00am – 3:00pm
Thursday	9:00am – 7:00pm
Friday	9:00am – 9:00pm
Saturday	9:00am – 9:00pm
Sunday	9:00am – 4:00pm

### Tenure

Leasehold – We have verbally been informed there is a 10 Year lease in place that commenced mid 2023.

### Price

£29,950 Leasehold

### Rent

£15,600 per annum

### Viewing

Strictly by appointment through this office.

### Rateable Value

The 2024 Rating List entry is Rateable Value £14,500

### 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: H953 (Version 2)

Amended: 01<sup>st</sup> May 2025



# BUSINESS FOR SALE



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