



## Italian Restaurant Costal Northumberland Town

- Traditional Italian restaurant
- 52 cover open plan dining and bar area
- Fully fitted ground floor restaurant unit 147 sq. m. (1,582 sq. ft.)
- Turnover £15,000 - £18,000 per week
- Central location with strong footfall and visibility
- Established customer base of locals and visitors alike
- Rent £27,360 per annum

**Price: £80,000 Leasehold**

# BUSINESS FOR SALE

## Location

Located in a vibrant North East coastal town, this property benefits from a thriving local community and a steady flow of visitors throughout the year. Positioned along a key commercial street at the heart of the town, the area offers strong footfall and proximity to scenic waterfronts and popular local attractions.

## The Business

An exceptional opportunity to acquire a well-established and fully equipped ground floor restaurant in a vibrant North East coastal town. The business has developed a strong reputation for quality dining in a warm and welcoming setting.

Extending to approximately 147 sq. m. (1,582 sq. ft.), the premises offer a spacious open-plan dining area with seating for approximately 52 covers, complemented by a stylish bar.

The layout is thoughtfully arranged to create a relaxed and comfortable atmosphere, supported by a large, open-plan commercial kitchen, walk-in fridge, beer cellar, and ample preparation space. Well-maintained customer W.C. facilities are also included.

Licensed to serve wines, beers, and spirits, the restaurant offers a popular menu made with fresh ingredients, drawing both a loyal local clientele and seasonal visitors. Operated successfully by the current owner for the past 6 years, the property has a long-standing history as a restaurant. The business enjoys strong reviews and consistent turnover.

This is a turnkey opportunity ideal for an aspiring restaurateur or investor seeking a well-established venture in a desirable coastal setting.

## Food Hygiene Rating

5 – Very Good

## Tenure

Leasehold – Our clients lease has recently expired but they are in the process of arranging a new one.

## Price

£80,000 plus stock at valuation.

## Rent

£27,360 per annum.

## Trading Information

We are verbally advised that the turnover is circa £15,000 - £18,000 per week.

## Staff

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £20,000.

## Opening Hours

Monday - Friday 5:00pm – 9:30pm

Saturday 12:00am – 9:30pm

Sunday Closed

## Important Notice

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