

BUSINESS FOR SALE



Mac 'n' Alli

Unit 6 Sea Winnings Way, South Shields NE33 3PE

- Licenced Café & Bistro
- Stylish 64-cover café with modern fit-out
- Located in thriving Westoe Crown Village parade
- Strong weekly turnover circa £5,000 p/w and loyal customer base
- Licensed premises with varied, popular menu offering
- Opposite school and community centre – strong footfall
- Social media following and growth potential evenings
- Ample Free Parking
- 5 Star Food Hygiene Rating
- Rent £23,000 + vat per annum / Service Charge £2,200 + vat per annum

Price: £69,950 Leasehold

BUSINESS FOR SALE

Location

The business is located in a small and well-established shopping parade within Westoe Crown Village, South Shields — a vibrant residential development comprising approximately 700 new build homes. The parade benefits from strong footfall and visibility, and includes a range of complementary businesses such as Tesco Express, Up North Pizzeria & Deli, The Children's Society charity shop, Crown Hair & Beauty, Your Accountants, and U & I Cuts Hair Salon. Westoe Crown Village is centred around a landscaped community hub, with the Westoe Crown Community Centre and Westoe Crown Primary School situated directly opposite the premises — providing a steady stream of daily foot traffic from local families and residents. South Shields town centre lies approximately one mile to the northwest, while Bents Park and the South Shields promenade are within walking distance, making the area popular with both residents and visitors. There is ample free parking directly outside the premises and throughout the surrounding area, enhancing accessibility for customers.

The Property

The business operates from a modern, double-fronted ground floor unit with a striking high-quality glazed frontage that enhances visibility and curb appeal. The premises extend to approximately 172 sq. m. (1,851 sq. ft.) and are presented in excellent condition throughout. The internal layout is open plan, offering a stylish and welcoming dining area with seating for 64 covers, alongside a fully equipped commercial kitchen, private office, storage area, and male/female W.C. facilities. The unit further benefits from air conditioning, a CCTV system, and a comprehensive intruder alarm, providing both comfort and security.

The Business

Mac 'n' Alli is a well-established and popular licensed café and bistro, occupying a prime position within the heart of Westoe Crown Village, South Shields. The business has been operating successfully for many years, with our clients taking over in late 2018. Since then, they have significantly enhanced its reputation and grown the turnover, establishing a strong and loyal customer base. Mac 'n' Alli is widely recognised for its warm, welcoming atmosphere and its extensive, varied menu that appeals to a broad demographic. The offering includes, All-day breakfasts, burgers, Stuffed jacket potatoes, Traditional favourites such as pies and chips, Fish dishes, Freshly made sandwiches, toasties, and light bites, Sweet treats, cakes, and freshly baked scones.

The menu is complemented by a full selection of hot and cold beverages, including milkshakes, iced teas, and a range of iced coffees & Frappuccino's as well as the added benefit of a premises licence allowing the sale of beer, cider, wines, and Prosecco — enhancing the venue's appeal for relaxed daytime dining and social occasions.

Mac 'n' Alli enjoys a strong online presence, supported by a growing and engaged social media following, which continues to drive footfall and community engagement. The business has become a central hub for locals, families, and visitors alike, known for its quality food, excellent service, and welcoming environment. This is a rare opportunity to acquire a thriving, turnkey operation with a proven track record, strong brand identity, and further scope for growth.

Social Media

Facebook page with circa 4,100 followers
Instagram 425 followers

Opening Times

Sunday – Wednesday 9:30am – 4:00pm
Thursday - Saturday 9:00am – 4:00pm
Sunday 9:30am – 3:00pm

*Please note vendors have permission to trade until 9pm on Thursdays, Fridays & Saturdays. Evening trade would extend the scope of the business.

Price

£69,950 plus stock at valuation.

Rent

£23,000 + vat per annum

Service Charge

£2,200 + vat per annum

Food Hygiene Rating

5 – Very Good (Last Inspected 24th August 2023)

Tenure

Leasehold – We are advised that there are approximately three years remaining on the current lease. However, the landlord has indicated a willingness to grant a new, longer-term lease upon completion of a sale, subject to agreed terms and conditions.

Trading Information

We have verbally been informed the business is turning over approximately £5,000 per week.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £18,500

Staff

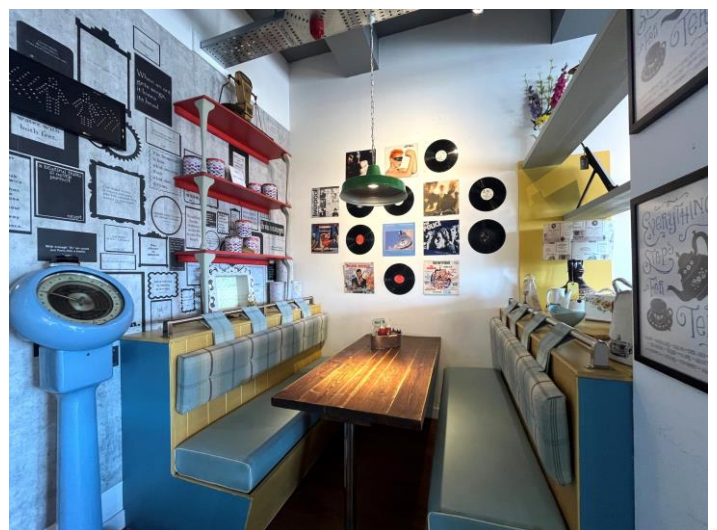
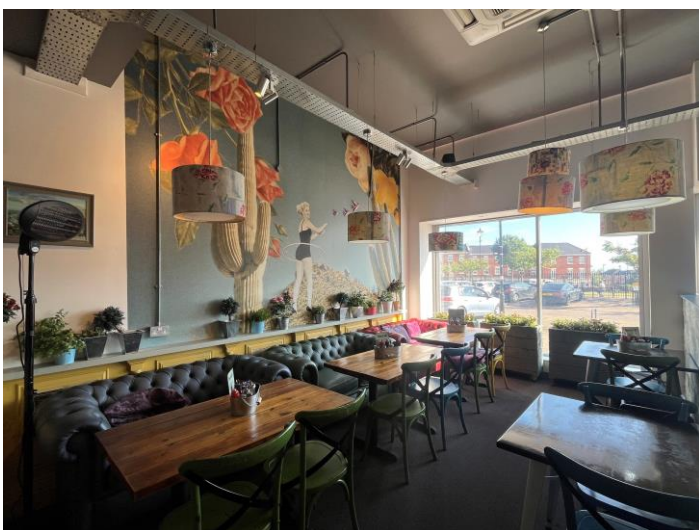
The business is owner operated with the assistance of 2 full time and 4 part time staff.

Important Notice

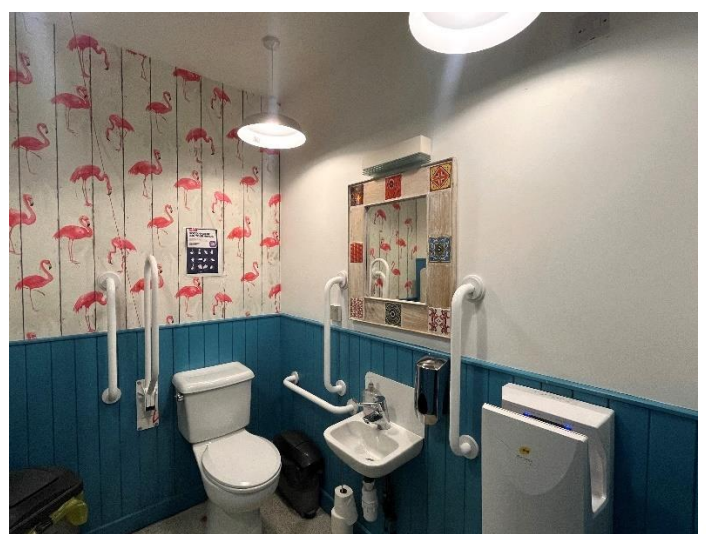
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make 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.

Prepared: 10th July 2025 Ref I271 (Version 2)

BUSINESS FOR SALE



BUSINESS FOR SALE



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.

R574



RICS
The mark of
property professionalism worldwide

BUSINESS FOR SALE



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.

R574



RICS

The mark of
property professionalism worldwide

BUSINESS FOR SALE



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.

R574