



Retail | Eateries | Pubs | Leisure | Care | Hotels



The Lough Ran

203 Park View, Whitley Bay NE26 3RD

- 1920s Inspired Bar & Bistro
- 34 Internal Covers + Outside Seating
- Prominent Main Road Position
- Recently Renovated
- 5 Star Food Hygiene Rating

- Presented to a High Standard
- Short Trading Hours
- Premises Licence 11am 11pm*
- Rent £10,992 per annum
- 7 Years Remaining on Current Lease

Leasehold: Offers in Excess of £39,950



BUSINESS FOR SALE

Location

Park View is a busy shopping parade located in the centre of the Coastal Town, Whitley Bay. It benefits from busy footfall and passing trade. The town itself is currently going through regeneration, being a popular North Tyneside Town, which will only increase the interest in the future. Densely populated and having a large variety of Independent and Specialist Outlets.

The Business

Our clients took over the existing business in August 2023 proceeding to invest substantial funds into the infrastructure, decoration, fixtures & fittings and premises licence, reopening in October 2023. The bar / bistro is 1920 inspired consisting open plan seating area, bar, kitchen and customer W/C facilities. Whilst the current owners have established a very successful business, they recognise that there is room for further growth by extending the existing trading hours.

Inventory

As can be seen from the photos provided, the business is fully equipped for the trade, a full inventory can be provided on request.

Premises Licence*

Alcohol can be consumed on the premises from 11:00am with last orders at 10:30pm and closing 11:00pm.

Food Hygiene Rating

5 Very Good - Inspected - 7th March 2024

Staff

The business is family run, all of which will be leaving when the business is sold.

Turnover

Available on request.

Opening Times

Opening rines	
Monday	Closed
Tuesday	Closed
Wednesday	Closed
Thursday	4:00pm – 11:00pm
Friday	4:00pm – 11:00pm
Saturday	12:00pm – 11:00pm
Sunday	1:00pm – 9:00pm

Tenure

Leasehold – We have verbally been informed there is 7 years remaining on the current lease.

Price

Offers in Excess of £39,950 plus stock at valuation

Rent

£10,992 per annum

Other Information

Our clients have designed all the branding for a smash burger called Dome Burger, this would come with the sale of the business.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £6,600.

If 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

- 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.

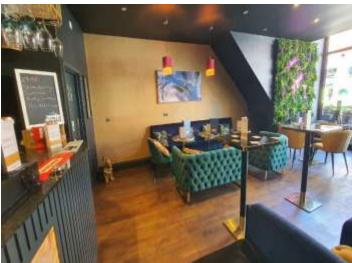
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