

- Thriving fabric business with workshops & sewing school
- Freehold two storey property 157.2 sq. m. (1,692.7 sq. ft.)
- Prime High Street location with free rear parking
- Established 12.5 years with loyal, growing customer base
- Website & strong online presence
- Turnover circa £105,000 p/a (with limited trading hours)
- Well presented property having recently being refurbished
- Significant growth potential by adding e-commerce etc



HIGH STREET QUILTING

27 Harraton Terrace, Durham Road, Birtley DH3 2QG

Business for Sale
Tenure: Freehold

OIRO £175,000

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Location

The business is prominently situated on Harraton Terrace along the busy Durham Road (A167) in Birtley, Tyne & Wear. This prime High Street position benefits from excellent visibility to passing traffic and steady pedestrian footfall. The surrounding area is a vibrant mix of independent retailers, cafes, and local services, creating a supportive trading environment. Birtley sits between Chester-le-Street and Gateshead, with easy access to the A1(M), making it highly accessible for customers from across the region. The location also benefits from nearby residential neighbourhoods, local schools, and community facilities, ensuring a consistent local customer base alongside visiting trade. Free customer parking is available to the rear of the property, adding convenience and increasing accessibility for visitors.

Property

The property comprises a mid-terrace, two-storey building with a part pitched slate roof to the front and a part flat roof to the rear. It benefits from both front and rear access, as well as two internal staircases. The net internal area extends to approximately 157.26 sq. m. (1,692.72 sq. ft.) and is arranged as follows:

- **Ground Floor** – 110.26 sq. m. (1,186.82 sq. ft.), comprising an open-plan retail area, craft room, lobby, office, storage areas, and two W.C. facilities.
- **First Floor** – 47.00 sq. m. (505.90 sq. ft.), comprising two retail areas.

The property has been refurbished to a high specification, including the installation of a new flat roof in the previous year. It features LED lighting throughout, gas central heating, and double glazing.

The Business

High Street Quilting is a thriving freehold fabric and sewing business with a well-established reputation for quality products, expert tuition, and a welcoming creative community. Located in a prominent High Street position in Birtley, the business offers a unique combination of retail sales, sewing workshops, and a popular sewing school.

The business has been steadily built up over the past 12.5 years, cultivating a loyal and growing customer base from both the local area and further afield. In the shop, customers will find everything a quilter could possibly need – from high-quality fabrics and haberdashery to carefully selected tools and accessories. Products are chosen and tested with care, ensuring that customers only receive items that are genuinely useful and suited to their needs. This personalised, honest approach has been key to the businesses continued success.

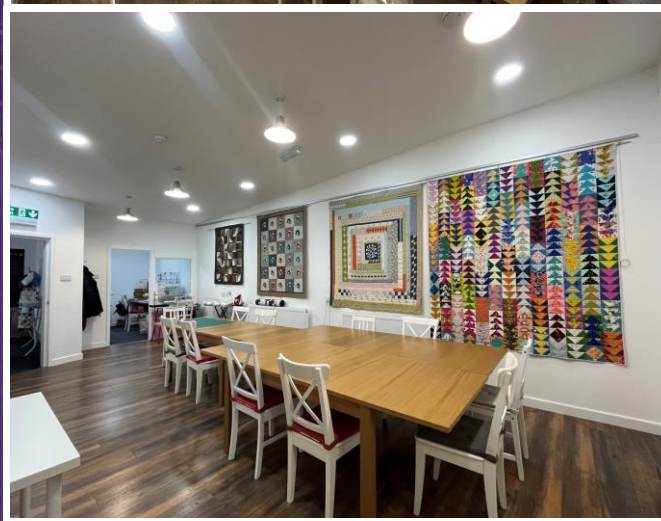
The workshop and sewing school are central to the business, offering a variety of creative opportunities for all skill levels. Students are guided through a wide range of projects, encouraging them to develop their own style, colour choices, and original designs. With its combination of retail, tuition, and community engagement, High Street Quilting represents a rare opportunity to acquire a well-established, multifaceted business in a growing niche market – with the added benefit of owning the freehold premises. The business also offers significant scope for expansion, with potential to introduce e-commerce, long-arm quilting services, or diversify into related crafts such as yarn sales, knitting, crochet or dressmaking.

Turnover

The retail side of the business is turning over circa £85,000 per annum with the workshop side tuning over circa £20,000 per annum, these figures are based on limited trading hours.

Staff

The business is run full time by the owner with the assistance of 1 full time member of staff.



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Stock

The current stock levels are currently around £70,000 at wholesale, although this could be run down if needed.

Website / Social Media

highstreetquilting.co.uk

Facebook – 1.3k followers

Instagram – 1.1k followers

Opening Times

Tuesday to Saturday 9:00am – 4:00pm

Sunday to Monday Closed

Tenure

Freehold

Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £8,500

As 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.

Ref: I284 (Version 1)

Prepared: 11/08/2025

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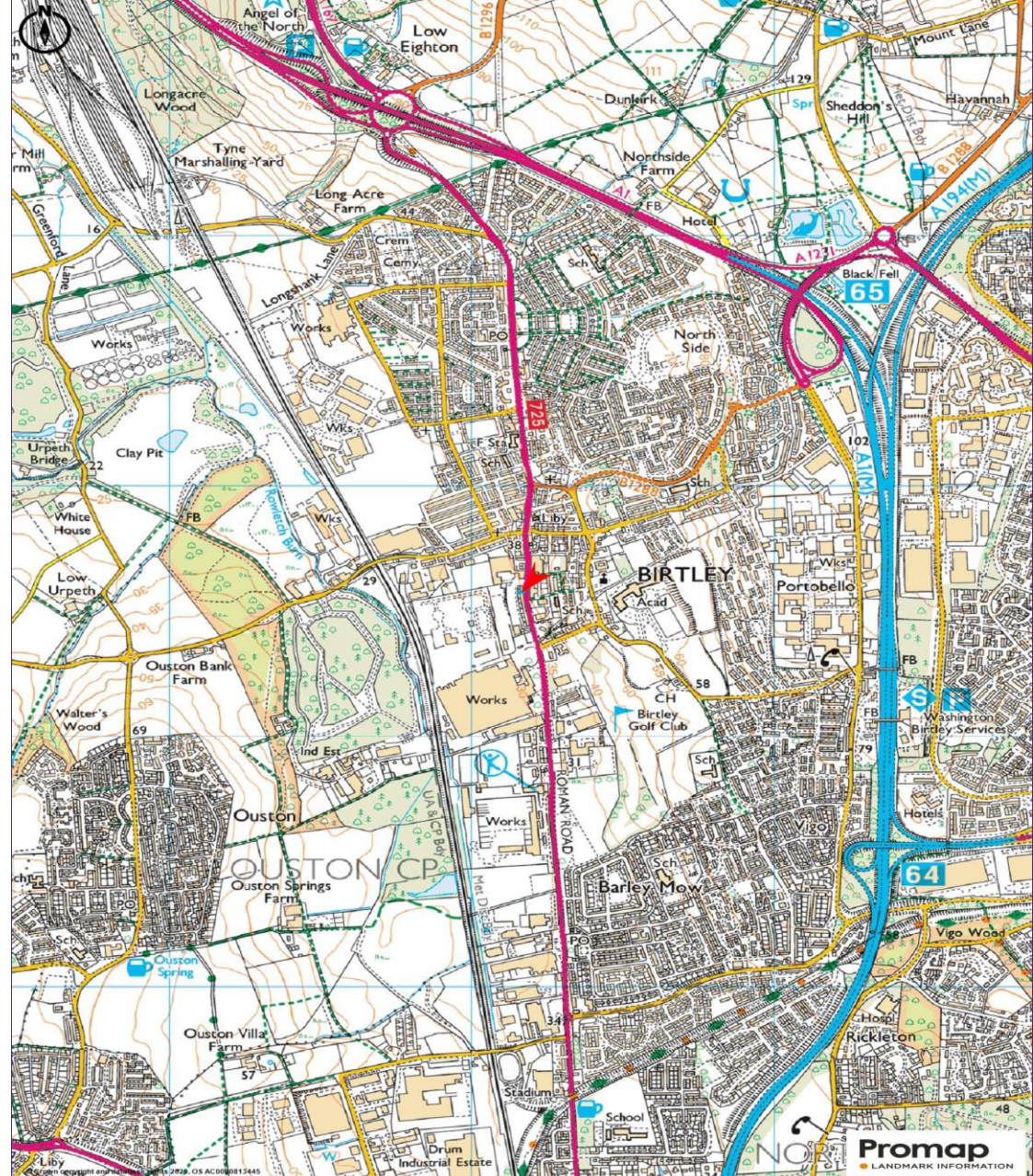
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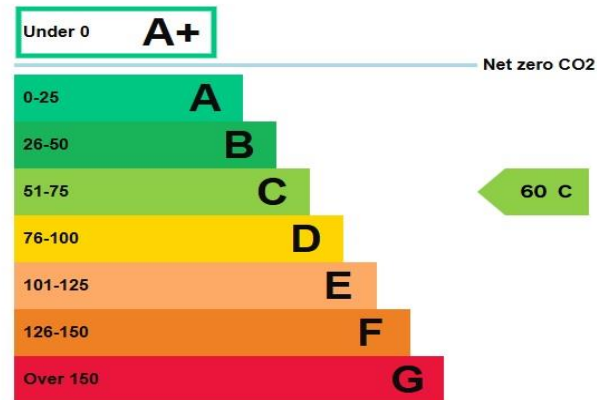


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Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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