



## Butlers Wines

33 Earlsway, Team Valley, Gateshead NE11 0QH

- Established Independent Drinks Business retailer with On Premises and Off Premises Licence, Wholesale and Import Licence.
- EB- SUI-GENERIS licenced for Sale of Food & Drink for consumption on premises & including off premises & Hot Food Takeaway
- This applies to significant growth potential through extended hours
- Combination of a fabulous large retail showroom 980sq ft, and extra cafe space at back of unit as well as outside
- The Business owner has been established and trading Butlers Wines business since February 2000
- Vendor support available to ensure a smooth business transition
- Rental £8580 + vat per annum. CCTV (5 cameras)
- A further unit (next to 33) can be used as storage and packing facility: approx. 560 sq. ft. Rental £5940+ vat per annum
- The business also benefits from very successful and a well-developed e-commerce platform on-line business. This also includes regular customers buying in bulk especially at Christmas time when hampers of wine (+ food) are required in high numbers.

**Price £72,000 Leasehold**

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## Location

The business is located within Team Valley Business Centre on the well-established Team Valley Trading Estate, one of the North East's premier commercial locations. The estate benefits from excellent transport links, providing direct access to the A1(M) via junctions 67 and 68, situated approximately one mile south of the property. Team Valley is positioned circa 1 mile from Low Fell town centre and 4 miles south of Newcastle city centre, making it highly accessible. The estate is home to a wide range of national and local occupiers, including industrial, retail, and office users, contributing to its reputation as a key hub for business activity in the region. Large free parking access.

## Business Description

An exciting opportunity to acquire the established and well-regarded business Butlers Wines, located within the busy Team Valley Business Centre one of the North East's premier commercial hubs.

## Business Overview

Butlers Wines is an independent premium drinks retailer with a strong reputation for quality and service. The business offers a wide range of premium wines, spirits, and champagnes, alongside exclusive products imported directly from Europe. Trading successfully as a sole trader (with a dormant limited company in place should a purchaser wish to use it). The business benefits from both walk-in custom and a well-developed e-commerce platform.

The business holds a variety of licences, opening opportunities for both retail and trade sales. Its strong customer base is supported by an established online presence.

## Premises

The business operates from the leasehold unit within the Business Centre:

- **Unit 33** – approx. **91 sq. m. (979.5 sq. ft.)**, utilised as the main retail showroom and sales area.
- **An additional Unit of** – approx. **52 sq. m. (559.7 sq. ft.)**, used as an office, storage and packing facility to support order fulfilment. This can be added to the sale if required.

Together, the premises would provide a highly functional layout, ideally suited to both retail operations and distribution

The business centre also has communal facilities including kitchen area, office and W/C facilities.

## Key Features

- Established independent drinks retailer with variety of licences.
- Strong online presence with e-commerce functionality
- Combination of walk-in retail and order fulfilment operations
- Located in Team Valley Trading Estate with excellent transport links (A1(M) nearby)
- Opportunity for growth through expanded product lines or increased trade sales

## Brand Identity

The business prides itself on being independent and customer-focused. As expressed in its ethos:

We provide a range of premium drinks including Spirits, wines, German and Belgian Beers and champagnes.

We want the enjoyable moments created with our products to begin the moment you discover us – whether online or in-store. With special gifts, exclusive deals, and a stress-free customer experience.

## Turnover

Available on request.

## Staff

The business is currently operated full-time by the vendor, who has expressed a willingness to remain involved for an agreed period to assist with the smooth transition of ownership.

## Website

ButlersWines.co.uk

## Tenure

Leasehold – The current leases are rolling; a new lease would be available subject to terms and conditions.

## Price

£72,000 plus stock at valuation

## Rent

Unit 33 - £8,560 + vat per annum

Unit 23 - £5,940 + vat per annum (should you require this unit)

## Rateable Value (Unit 33)

The 2025 Rating List entry is Rateable Value £8,400

## Rateable Value (Unit 23)

The 2025 Rating List entry is Rateable Value £5,100. (should you required this unit)

## Viewing

Strictly by appointment through this office. Owner to show you around.

## Important Notice

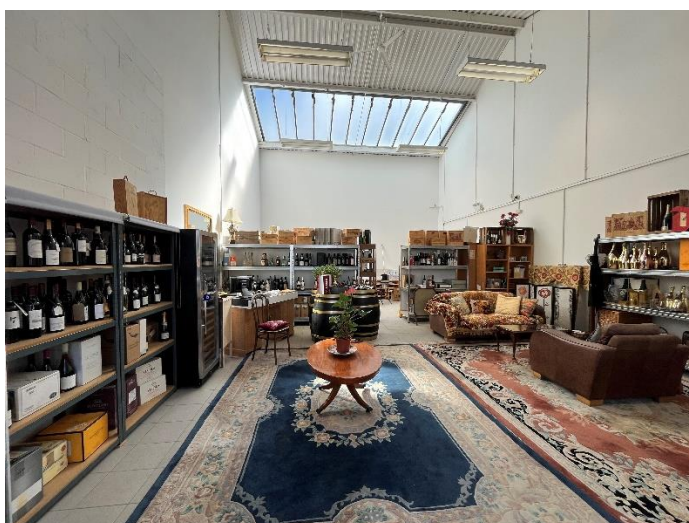
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2. The photographs show only parts of the property as they appeared at the time taken.

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