



Charlie Rose Cafe

21 Buttermere Road, Marden Estate, Cullercoats NE30 3AS

- Popular café in busy residential seaside location
- Well-presented premises 75.6 sq. m. (813 sq. ft.)
- 22 internal covers plus 8 pavement seating covers
- Turnover circa £3,000 per week
- Alcohol licence permitting sales until 9:00pm
- Additional rear service hatch for weekend trade
- Eligible for small business rates relief (no rates)
- Rent £9,600 per annum

Price: £35,000 Leasehold

BUSINESS FOR SALE

Location

The business is located within a mixed shopping parade on Buttermere Road, Marden Estate, Cullercoats. Cullercoats is a densely populated residential seaside village on the North Tyneside coast and is situated approximately 10.5 miles east of Newcastle upon Tyne and is close to the towns of Whitley Bay and North Shields

The Premises

The business occupies the ground floor of a mid-terrace, three-storey building with a pitched roof. Extending to approximately 75.6 sq. m. (813 sq. ft.), the premises are well arranged and comprise a bright, open-plan seating area accommodating 22 covers, a service counter, a fully equipped commercial kitchen, ancillary storage areas, an office, and W.C. facilities.

To the front of the property, there is provision for an additional 8 pavement covers, offering attractive al fresco dining opportunities. To the rear, the premises benefit from a service hatch, which is currently utilised on weekends to serve food directly to customers.

The Business

Charlie Rose Café is a well-established and highly regarded business with an excellent local reputation. The current operator took over in 2021 and has since invested in the infrastructure, fixtures, and fittings, creating a welcoming, and well-presented venue. During this time, the café has successfully built a strong and loyal customer base. The business is now being offered for sale due to ill health.

The café benefits from a healthy mix of eat-in and takeaway trade, with comfortable indoor seating and additional pavement covers to the front, enhancing its appeal during the warmer months. In addition, the business enjoys a growing online presence via JustEat and UberEats, providing further income opportunities.

Charlie Rose Café is well known for its varied and popular menu, offering breakfast buns, full breakfast plates with both smaller portions and vegetarian options, loaded toast, create-your-own omelettes, breakfast smashed burgers, and a dedicated children's selection of breakfast plates and sandwiches.

This is complemented by an extensive drinks range that includes hand-pulled coffees supplied by Tynemouth Coffee Company, a wide selection of specialty teas, hot chocolate, iced teas and iced coffees, milkshakes, frappes, fresh fruit juices, bubble tea, and an assortment of canned drinks, including energy drinks such as Monster.

Inventory

A full inventory is available of request

Premises Licence

We understand that the premises benefit from a licence permitting the sale of alcohol until 9:00pm; however, interested parties are advised to make their own enquiries with the relevant licensing authority to verify this information.

Opening Hours

Monday – Wednesday 8:30am – 2:00pm
Thursday – Friday 8:30am – 4:00pm
Saturday 8:30am – 3:00pm
Sunday 10:00am – 3:00pm

Staff

The business is run full time by our vendor with assistance of 5 part time members of staff.

Price

£35,000 plus stock at valuation

Rent

£9,600 per annum.

Tenure

Leasehold – We have verbally been informed there 10 year lease from June 2021.

Trading Information

We are verbally informed by our client that turnover is in the region of £3,000 per week.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £4,800

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.

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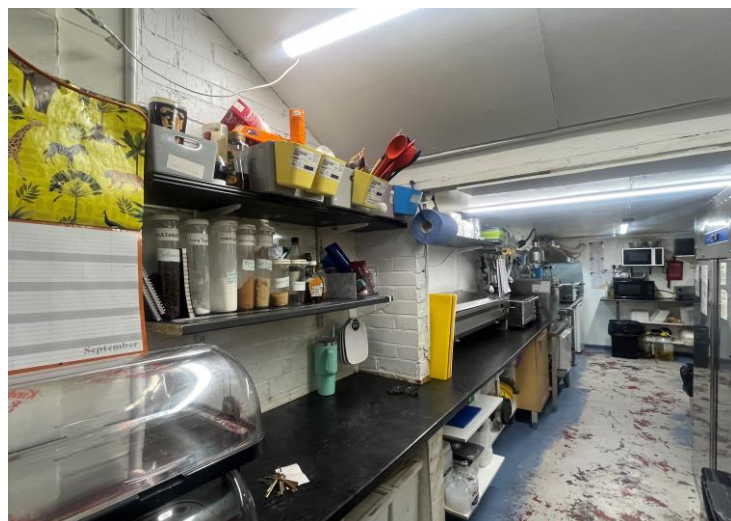
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BUSINESS FOR SALE



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