



Route 72 Café

9 Shelley Rd, Newburn Industrial Estate, Newcastle upon Tyne NE15 9RT

- Detached single storey freehold café
- Internal floor area 44.74 sq. m. (481.5 sq. ft.)
- Substantial capital invested in infrastructure, fixtures & fittings & equipment
- Comprehensively equipped for the trade
- 5 Star food hygiene rating
- Site area 192 sq. m. (2,068 sq. ft.) Includes outdoor seating area
- Presented to a high standard throughout
- Versatile premises with potential for varied uses
- Planning granted for Installation of new glazed shop front

Price: £99,950 Freehold

BUSINESS FOR SALE

Location

The property is prominently situated on Shelley Road within Newburn Industrial Estate, a well-established commercial hub located approximately 2 miles west of the A1 Western Bypass and immediately north of the River Tyne. The estate offers excellent connectivity, lying just 4.5 miles from Newcastle City Centre and around 6.5 miles from Newcastle International Airport. This strategic location provides convenient access for both local and regional customers, benefiting from strong transport links and a busy surrounding business community. It is also strategically positioned on the busy Route 72 cycle track, which provides considerable footfall from both cyclists and walkers.

Description

The property comprises a detached, single-storey building with a flat roof, arranged to provide an open-plan service and dining area, commercial kitchen, storage, and W.C. facilities.

The café extends to approximately 44.74 sq. m. (481.5 sq. ft.), offering an open-plan seating and service area with capacity for 10 covers, together with a fully equipped kitchen and W.C. facilities. There is also an external area to the front of the premises, suitable for additional seating.

Our clients acquired the premises in 2024, when it was already operating as a café, and subsequently invested significantly in the infrastructure, fixtures, fittings, and equipment. The property is presented to a high standard and is immediately available for occupation.

The café has traded successfully as *Route 72 Café* since acquisition; however, our clients have now taken the decision to cease trading for personal reasons. The premises remain ideally suited for continued café use but may also be adapted for a variety of alternative uses, subject to the necessary planning consents and use class requirements.

Floor Area

44.74 sq. m. (481.5 sq. ft.)

Site Area

Site Area 192.1 sq. m. (2,067.9 sq. ft.)

Food Hygiene Rating

5 Very Good - Inspected – 26th September 2025

Planning Permission

Planning granted for Installation of new glazed shop front with external metal black cladding.
Reference: 2024/0089/01/DET
Date of the decision: 13/03/2024

Equipment

Conti coffee machine
Coffee grinder
Buffalo electric countertop steel plate griddle
Stainless stell extraction canopy
Buffalo bain marie 4 pan with tap
Buffalo double electric fryer with timer
Electric cooker with ceramic hob
Hisense stainless steel dishwasher
Monster drinks display fridge
Buffalo electric double contact panini grill
Zoin Tibet chilled serve over counter
2 x under counter fridges
Larder freezer
Various other utensils

Tenure

Freehold

Price

£99,950

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £ TBC.

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.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref: I311 (Version 2)

Prepared: 26th September 2025

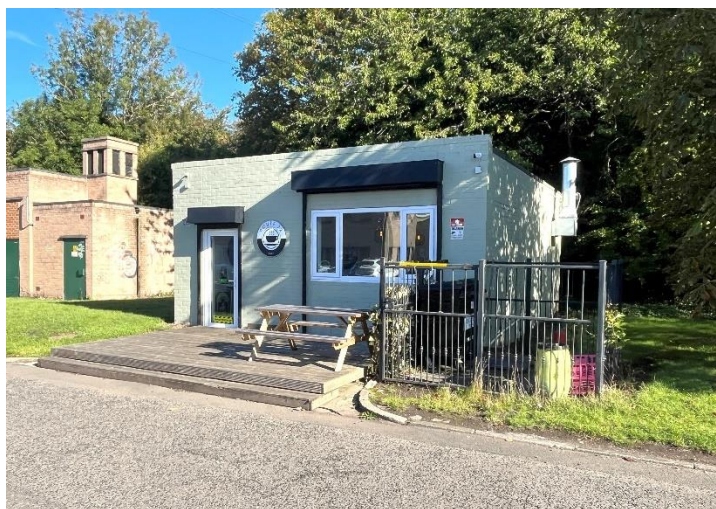
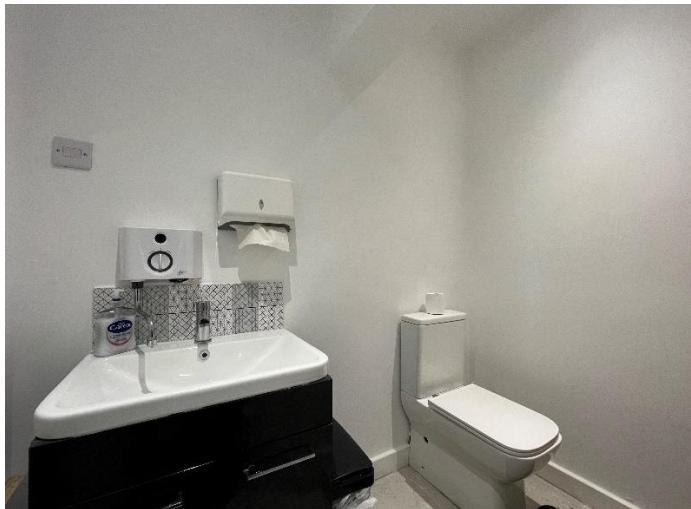
BUSINESS FOR SALE



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.

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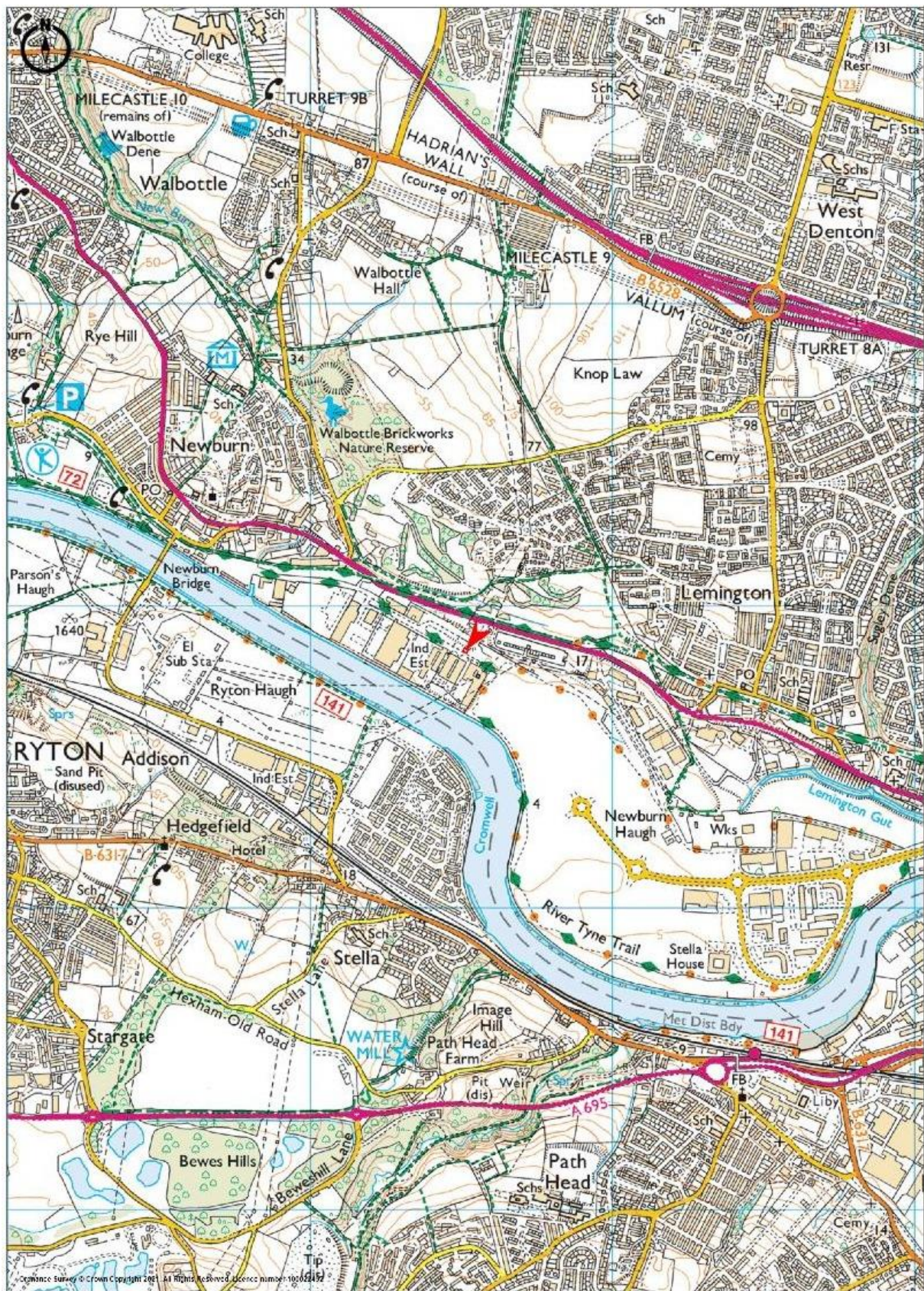
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