



## Pizza Rebels

16 Park Avenue, Whitley Bay, North Tyneside NE26 1DG

- Authentic Neapolitan pizza restaurant
- Stylish 30-cover restaurant with industrial-style décor
- Bakers Rock conveyor pizza oven\* / Perfect fry electric automatic ventless fryer
- Strong weekly turnover of £3,000–£4,000 per week
- Loyal customer base and 5-star food hygiene rating
- Premises licensed for the sale of alcohol
- Below Jam Jar Cinema, 80,000 – 90,000 cinema-goers pass by annually\*
- Established social media presence and own website
- Rent £12,000 + vat per annum

**Leasehold £39,950 (+stock)**

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## Location

The business is situated towards the bottom end of Park Ave, directly opposite Park View shopping centre. This is an area which benefits from excellent passing trade and footfall in the heart of the popular coastal town of Whitley Bay. This vibrant location benefits from strong footfall, consistent passing trade, and a loyal local customer base. Park Ave is known for its eclectic mix of independent retailers, cafes, bars, and specialist outlets, making it a sought-after destination for both residents and visitors.

The business benefits from a highly advantageous location directly beneath the popular Jam Jar Cinema, which attracts approximately \*80,000 to 90,000 visitors annually (third party/please check). This consistent footfall provides a valuable and captive customer base, enhancing both visibility and potential trade for the restaurant.

Whitley Bay itself is a densely populated North Tyneside town currently undergoing significant regeneration and investment, further enhancing its appeal and long-term prospects. With continued public and private development, improved infrastructure, and a growing tourism sector, the area is poised for increased commercial activity and rising demand—making this an excellent time to invest in a well-established hospitality business in this thriving location.

## Property Description

The business operates from a well-presented, mid terrace ground floor premises comprising a well-presented and predominantly open-plan restaurant unit, currently operating as a pizzeria with approximately 30 covers. The interior has been thoughtfully designed in an industrial style, creating a modern and inviting dining environment. The front-of-house features an open-plan service area, allowing customers to view the preparation and cooking process. Central to the operation is a high-performance Bakers Rock conveyor oven, capable of producing authentic Neapolitan-style pizzas efficiently and consistently in just 3 minutes. There is also a preparation area to the rear as well as male/female W.C facilities.

## Business Description

We are delighted to offer for sale a thriving and much-loved independent pizza restaurant located in the heart of Whitley Bay's vibrant Park Ave. Founded by our vendors two local lads whose desire was to bring the best pizza to Whitley Bay.

The business offers a well-developed menu featuring a variety of handcrafted pizzas, sides, and desserts, with a strong emphasis on both traditional favourites and bold, innovative flavour combinations that distinguish it from competitors. All items are prepared using quality ingredients, with many sourced from local suppliers to ensure freshness. Customers can enjoy their meals in the comfortable dine-in area, opt for takeaway, or order via leading food delivery platforms such as Just Eat. Customers can enjoy a self-service soft drink from the Pepsi post-mix dispenser, while BrewDog Wingman Session IPA is available on tap and served over the counter.

The business would be ideal for an aspiring restaurateur, chef-owner, or investor looking for a profitable, ready-to-run hospitality business with strong foundations and room for growth. Whether you're expanding your portfolio or looking to step into a fully operational and stylish restaurant.

## Inventory

Pepsi post-mix dispenser / BrewDog Wingman Session IPA pump / Scotsman cubelet ice & water dispenser / Perfect fry electric fully automatic ventless fryer / Polar two door under counter fridge / 2 x Polar countertop prep fridges / Twin sink / Bosch dishwasher / Melitta caffeo barista TS F850-102 smart auto coffee machine / 2 x Polar upright refrigerators / Polar upright freezer / Logic chest freezer / Various utensils

\*Bakers Rock conveyor pizza oven & Cuppone pizzaform electric heated dough-pizza press are available separately.

## Staff

The business is run by the two owners with the assistance of 5 part time members of staff.

## Turnover

The business is currently turning over £3,000 - £4,000 per week.

## Food Hygiene Rating

5 (Very Good) - Last inspection: 4<sup>th</sup> December 2024

## Website/Social Media

[www.pizzarebels.co.uk](http://www.pizzarebels.co.uk)  
Facebook 1.2k followers  
Instagram – 1.7k followers

## Tenure

Leasehold – A new lease is available terms and conditions to be agreed.

## Price

£39,950 plus stock at valuation

## Rent

£12,000 + vat per annum

## Rateable Value

The 2025 Rating List entry is Rateable Value £14,000.

## Viewing

Strictly by appointment through this office.

## Important Notice

1. 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.
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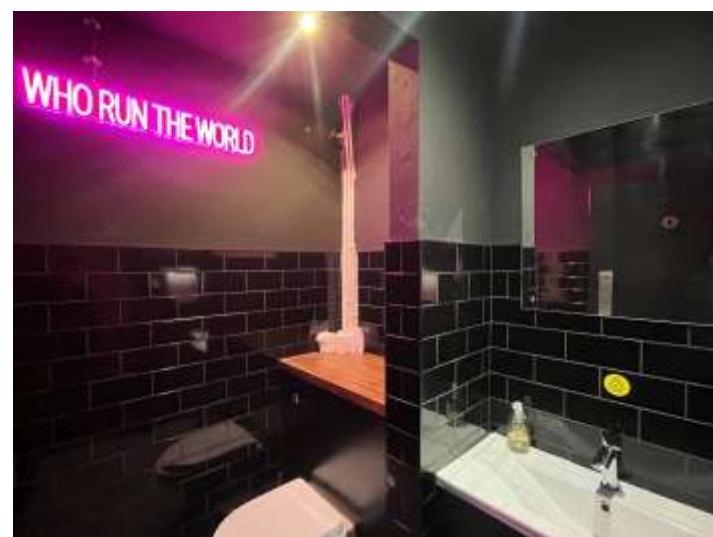
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