ROOK MATTHEWS SAYER

BUSINESS FOR SALE

Retail | Eateries | Pubs | Leisure | Care | Hotels

North

Whitburn Brents Road, Seaburn, Sunderland SR6 8AD

- Award winning seafront restaurant
- Prime seafront location overlooking Seaburn Beach
- 32 internal covers plus 12 external seats
- Single storey detached unit 92 sq. m. (990 sq. ft.)
- Awarded good food guide best local restaurant 2025
- Strong social media following and repeat clientele
- Licensed bar with wide beverage selection
- Leasehold tenure with six years remaining on lease
- Rent £21,000 per annum

Leasehold: £79,950 plus stock at valuation

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Location
Nestled along the stunning coastline of Seaburn Beach, this charming restaurant enjoys one of the most desirable beachfront positions in the area. With uninterrupted sea views and direct access to the golden sands, the location offers a truly idyllic setting for both locals and visitors alike. Seaburn Beach is renowned for its vibrant promenade, scenic walking routes, and year-round footfall, attracting families, dog walkers, cyclists, and tourists throughout the seasons. The café benefits from excellent visibility, steady passing trade, and convenient nearby parking, making it an easily accessible and highly sought-after destination. Positioned just moments from the lively seafront attractions while retaining a relaxed coastal atmosphere, this café provides the perfect blend of tranquillity and activity. Whether serving morning coffee to early beach walkers or evening refreshments as the sun sets over the North Sea, this prime Seaburn Beach location offers an exceptional opportunity in a thriving seaside setting.

The Business
The business trades from a detached, flat-roof property occupying a prime seafront position overlooking Seaburn Beach. Extending to approximately 92 sq. m. (990 sq. ft.), the premises provide bright, well-configured accommodation ideally suited to its successful café and restaurant operation.

Internally, the property comprises a spacious open-plan dining area offering circa 32 covers, enhanced by large panoramic windows that provide uninterrupted views across the beach and create a light, welcoming environment for customers. There is an open-plan, fully equipped commercial kitchen fitted with Phase 3 electrics and LPG gas supply, ensuring the premises are well-prepared for high-volume service. A dedicated bar area supports the beverage offering, and there are ladies', gents', and disabled W/C facilities, all presented to a good standard.

Externally, the business benefits from an attractive outside seating area providing an additional 12 covers — a particularly valuable feature in this sought-after coastal location, especially during the busy spring and summer months.

The business operates a popular brunch menu, evening dining service, and traditional Sunday lunch offering, complemented by a wide range of beverages including alcoholic drinks. It has built an excellent reputation within the area, enjoying a strong base of long-standing and repeat customers alongside consistent seasonal trade generated by its prominent seafront position.

Further enhancing its credentials, the business was proudly awarded The Good Food Guide's Best Local Restaurant 2025, reflecting the quality of its food and service.

The business is reluctantly offered for sale only to allow our clients to concentrate on another venture, presenting a rare opportunity to acquire a thriving and highly regarded hospitality operation in a prime coastal setting.

Social Media
Facebook Page – 6.4 K followers/Instagram Page – 12.7 K followers

Price
£79,950 plus stock at valuation

Rent
£21,000 per annum

Turnover
The turnover will be available once a viewing has taken place

Inventory
Available on request

Tenure
Leasehold – We have verbally been informed there are 6 years remaining of the current lease.

Opening Hours
Wednesday – Sunday: 10:30am – 10:30pm *Licenced until 11:00pm

Viewing
Strictly by appointment through this office.

Rateable Value
The 2026 Rating List entry is Rateable Value £18,250

Staff
The business is run by 1 full-time manager, 4 kitchen staff and 2 front of house.

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

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