



- Café opportunity on prestigious shopping parade
- Turnkey business, fully equipped and ready to operate
- Floor area circa 61.3 sq.m. (660 sq.ft.)
- Well presented unit, which has benefited from a full refurbishment
- 5 year lease in place (from 2025)
- Qualifies for small business rates relief potential
- Rent £20,500 per annum



**Equipped Café,
20a Clayton Road, Jesmond,
NE2 4RP**

**Leasehold: £65,000
(+stock)**

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Location

Situated within the heart of Jesmond, one of Newcastle's most sought-after suburban business and residential districts, the property is located within a vibrant area, just minutes away, from Newcastle City Centre. With a mixture of independent cafes, restaurants and other professional occupiers, this street also benefits from strong footfall and convenient access to local amenities.

Jesmond Metro Station is within easy walking distance and there are excellent road links, providing quick access to the city centre, via A167M and wider regional transport via A1068 Coast Road.

Description

Set within the popular parade, this café is located on the ground floor, of a mid-terrace, brick built property.

Currently used as a contemporary independent café, offering specialty coffee, artisan drinks, brunch favourites and freshly prepared food, our client is looking for a new owner, to take over this amazing opportunity and further increase its reach, within the community.

The inviting interior encourages customers to relax, socialise or work remotely, whilst retaining the charm and character expected, of an independent café, with an open-plan service counter and snug sitting area to the rear, as well as a separate seating area, to the front. Additional seating is available, on the pavement.

The café name (Lilybrew) is not included, in the sale, therefore any interested party will be able to re-name it, to whatever they see fit, which will further enhance their own stamp, on their ready to trade business.

Our clients are looking to sell, due to other business ventures

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The café is also fully equipped, with some fantastic branded goods, including (but not limited to):

Adexa freezer, fridge, oven, dishwasher, tall fridge

La Spaziale S10 coffee machine

Buffalo chiller, Coca Cola display fridge

Mahlkonig coffee grinder, Macro eco water boiler

Libra coffee grinder (used for decafe coffee)

Nisbets tall freezer

Circa 30 intertal covers and accompanying tables

Range of TV screens (flatscreen)

EPOS system

CASO ice cube machine

Range of cake display units

Merrychef Oven*

**the Merrychef Oven is leased and could be available separately*

Food Hygiene Rating

5 Star – 11th February 2026

Rent

£20,500 per annum

Lease Terms

5 year lease in place (from 2025).



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Rateable Value

The 2026 Rating List entry is Rateable Value £11,750

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.

Viewing Arrangements

Strictly by appointment through this office.

Information 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.

Ref I553

Prepared 12th October 2026

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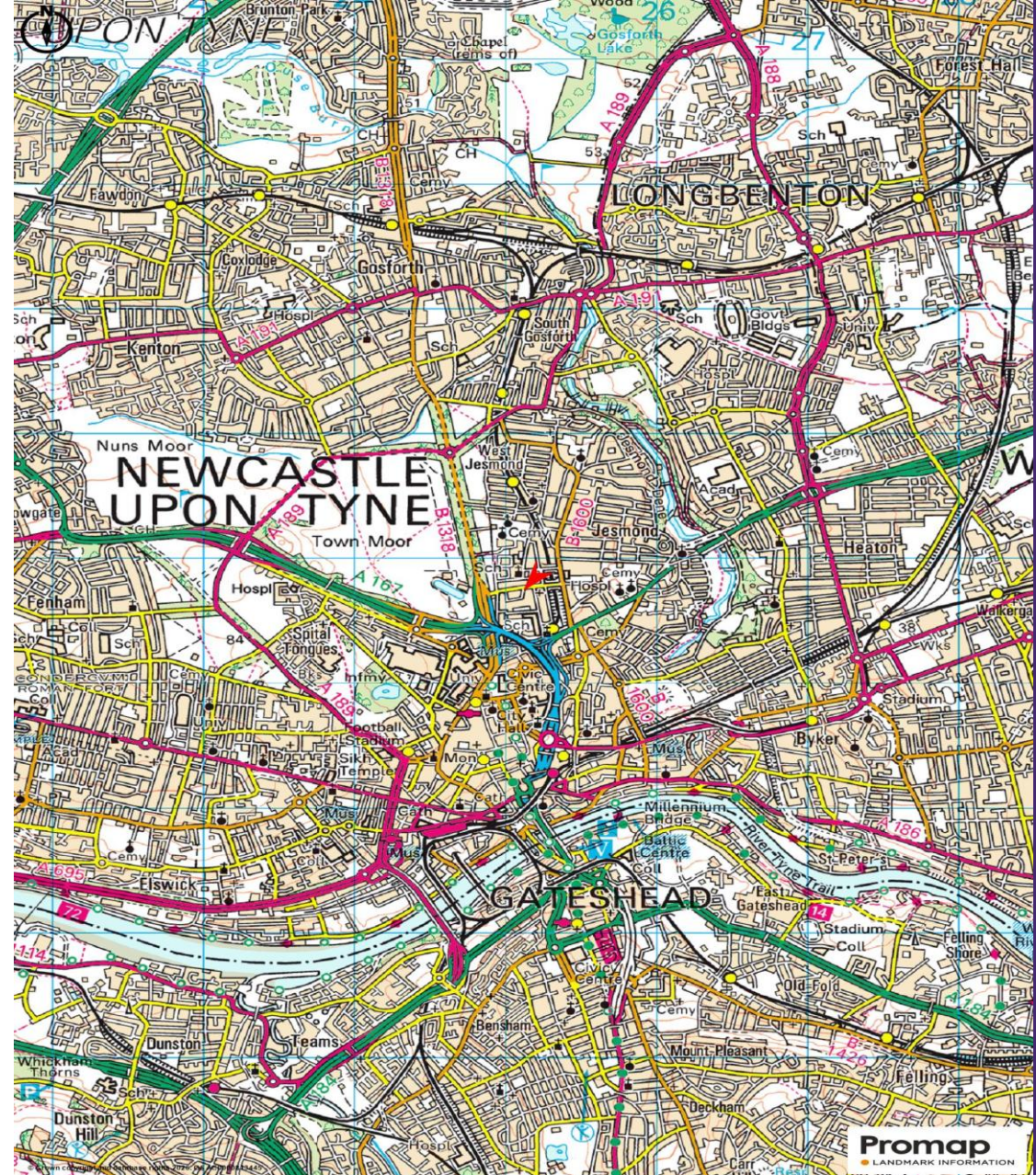
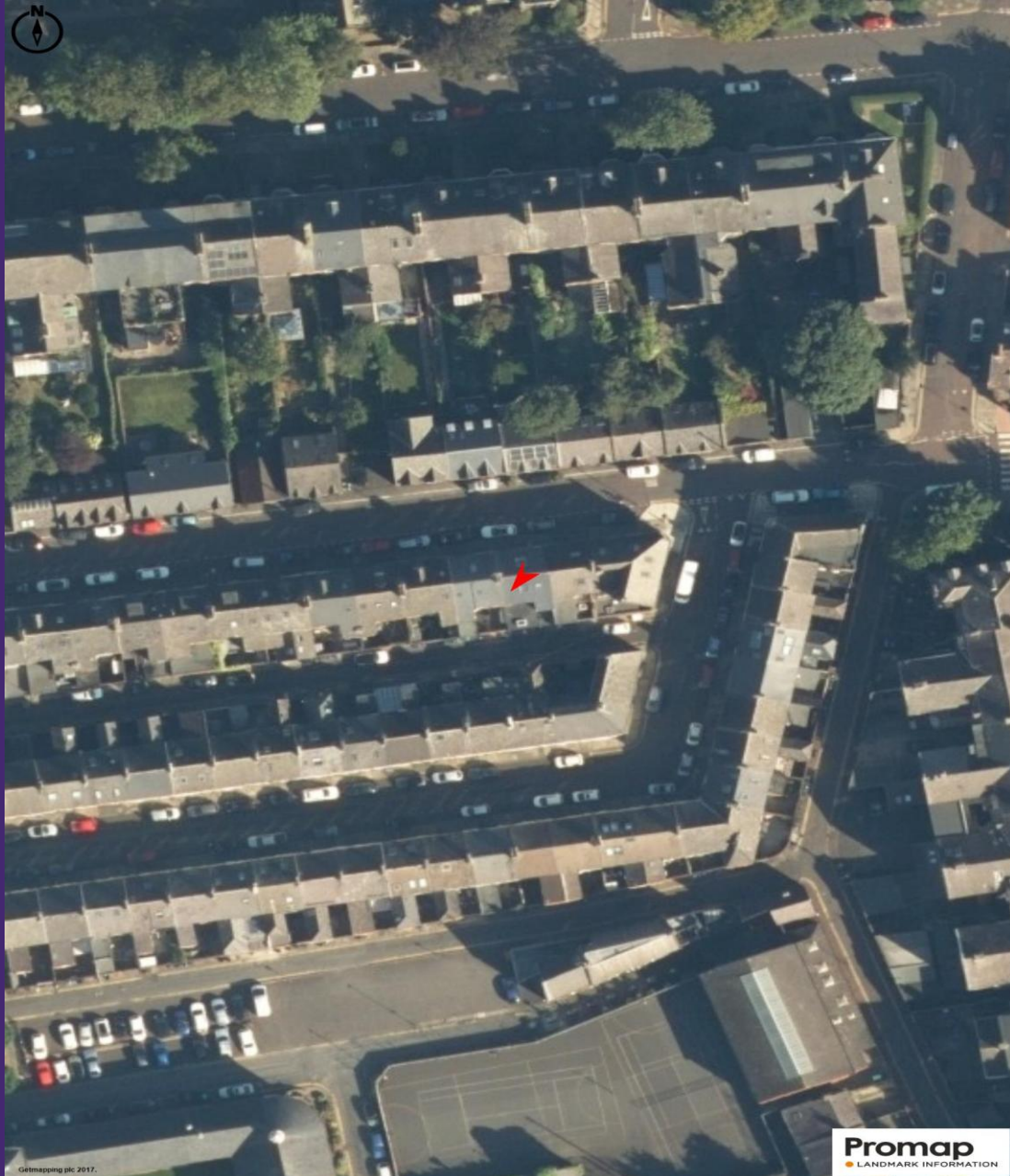
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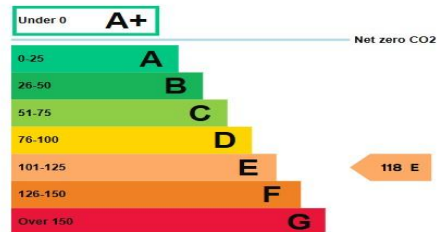
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Energy rating and score

This property's energy rating is E.



Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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