ROOK MATTHEWS SAYER

BUSINESS FOR SALE

Retail | Eateries | Pubs | Leisure | Care | Hotels



Halcyon House Café

6 Market Place, Corbridge, Northumberland NE45 5AW

- Popular café business in central Corbridge
- Seating for 28 covers internally, plus eight external
- Prime Market Place location in historic Corbridge village
- High visibility with strong year-round footfall
- Charming end-terrace, two-storey stone property, 71 sq. m. (771 sq. ft.)
- 5 Star food hygiene rating
- Our client currently pays no business rates under Small Business Rates Relief
- 15-year lease from October 2025
- Rent £16,200 per annum

Offers in Excess of £49,950

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Location
Halcyon House Café occupies a prominent position at 6 Market Place in the heart of Corbridge, one of Northumberland's most attractive and affluent historic villages. Situated directly on the bustling village square, the property benefits from excellent visibility and strong year-round footfall generated by a vibrant mix of independent retailers, boutiques, galleries, and hospitality operators. Corbridge is a highly desirable destination for both residents and visitors, renowned for its Roman heritage, picturesque streets, and thriving food scene.

The village attracts a steady flow of tourists throughout the year while also serving a loyal and prosperous local catchment, supporting consistent daytime trade. The café is easily accessible, with convenient nearby parking and good transport links to Hexham, Newcastle upon Tyne, and the wider Tyne Valley. Its central location makes it an ideal meeting place within the community and a natural stop for shoppers and visitors exploring the area. Overall, this prime Market Place setting provides an exceptional opportunity to acquire a business in one of Northumberland's most sought-after hospitality locations.

Description
The business operates from a charming end-terrace, two-storey stone property beneath a pitched slate roof, offering both character and strong street presence. The ground floor comprises a welcoming service area with seating for eight covers, a fully equipped commercial kitchen, and a dedicated storage space.

The first floor features an attractive open-plan seating area accommodating an additional 15–20 covers, creating a comfortable and relaxed dining environment. To the front of the property, there are eight external covers, ideal for al fresco dining during warmer months and enhancing the café's overall appeal.
Internally, the premises are thoughtfully laid out with a warm country-style aesthetic. Seating is arranged through a tasteful mix of sofas, chairs, and tables, providing flexibility for a variety of customer groups while maintaining a cosy atmosphere.

The property offers approximately 28 covers across the ground and first floors, complemented by the external seating area. The efficient layout supports smooth day-to-day operations while maximising customer capacity without compromising comfort.

The current owner acquired the business in November 2025 and is now offering it for sale due to personal circumstances. Following the emergence of health issues within the family, the owner has decided to make changes to better accommodate these commitments.
This presents an excellent opportunity for a new operator to acquire a well-presented and inviting establishment with immediate trading potential.

Floor Area	**Sq. m.**	**Sq. ft.**
Ground Floor	35.4	381.04
First Floor	36.25	390.19
Net Internal	**71.65**	**771.23**

Food Hygiene
5 (Very Good) Last Inspected 9th July 2025

Tenure
Leasehold – A 15-year lease from October 2025

Price
Offers in Excess of £49,950 plus stock at valuation

Rent
£16,200 per annum

Trading Information
Available on request

Viewing
Strictly by appointment through this office.

Rateable Value
The 2026 Rating List entry is Rateable Value £12,000.
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.

Opening Hours
Thursday – Saturday 10:00am – 3:00pm
Sunday - Wednesday Closed

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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