

Restaurant & Café Business with Residential Accommodation For Sale

23 Northumberland Street,
Alnmouth, NE66 2RJ

Bradley Hall

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Key Info



The property and fixtures, fittings, and goodwill of the business is available for £750,000



Well presented ground floor restaurant & café premises



Located on the highly desirable Northumberland St, Alnmouth



**Café - 1,246 ft²
Apartment – 1,163 ft²**



Good specification with commercial kitchen fit out



**Café EPC: C
Apartment EPC: E**



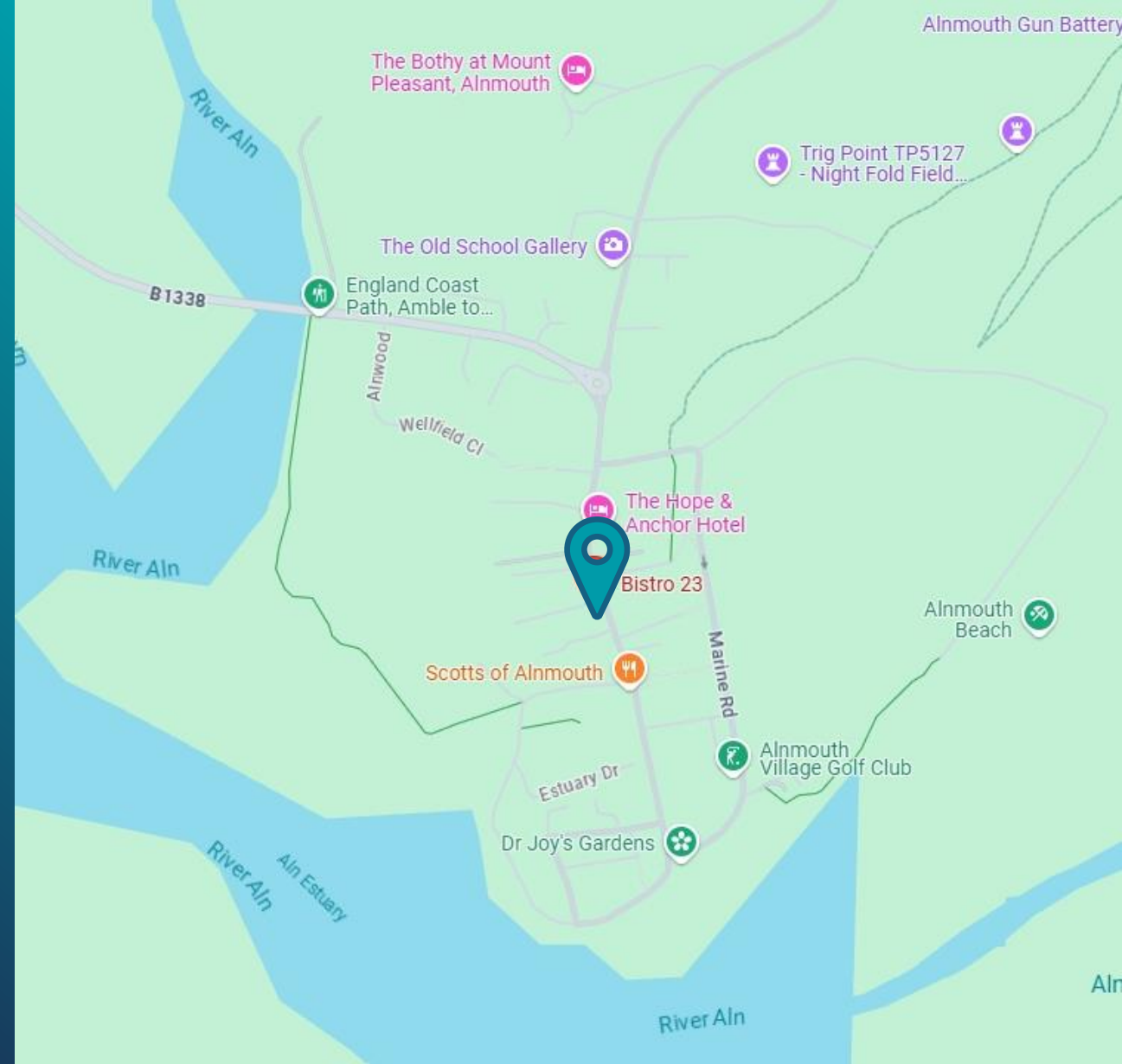
Attractive first floor 2 bedroom apartment

LOCATION

The property is located in the increasingly popular coastal village of Alnmouth in Northumberland, northeast England. Alnmouth is 4 miles south-east of Alnwick and 35 miles from Newcastle. Alnmouth is an extremely popular tourist location with attractions such as Alnmouth Beach, Alnmouth Golf Club the oldest 9 hole course in England and Foxton golf course one of the most desirable in the North East..

The subject property is situated in a prime position on Northumberland Street which is home to an array of pubs, restaurants, delis and small independent shops intermixed with high value residential housing.

Alnmouth benefits from fantastic transport links with direct access to the east coast mainline, bus routes and easy access to the A1.



DESCRIPTION

The subject property currently trading as Bistro 23 comprises a ground floor café premises providing open plan retail / seating area allowing for up to 38-40 covers, a large commercial kitchen, office, storage room and public W/C's.

In addition, the sale of the freehold includes the first-floor apartment comprising two double bedrooms, sitting room, kitchen, family bathroom and outdoor roof space.

ACCOMMODATION

Part	Sq Ft	Sq M
Ground Floor Cafe	1,246 ft ²	116.00 m ²
First Floor apartment	1,163 ft ²	108.00 m ²
Total	2,409 ft²	224.00 m²



The Business

Bistro 23 is a long established tea room & restaurant set in the heart of Alnmouth one of the most popular locations on the Northumberland Coast. The business is a lovingly family run venture that has operated in this spectacular location since 2003 and is to come to the market to allow retirement.

The property is utilised as a tea room throughout the day opening 6 days a week and 7 days in the high tourist season. In the evening, the property is used as a restaurant providing the very best produce, flavours and hospitality Northumberland has to offer, sourced from local farms, rivers, coast & gardens. Tables for the 38-40 covers are not turned over during an evening service and opening hours are reduced to just 4 evenings a week and does not include a Friday service. There is therefore significant opportunity to increase turnover and profit from an already successful business.

Attractive accounts are available on request.



Important Information



A premium of £750,000 is sought for the fixtures, fittings and goodwill of the business, premises and the first floor apartment.

Rating Assessment

The rateable value of the premises as at 1 April 2023 is £9,900 and the estimated rates payable for the current year is £4,940.1. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

Café – C
Apartment - E

Legal Costs

Each party is responsible for their own legal costs.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing
arrangements please contact sole agents,
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