

FOR SALE – Offers in the Region of £35,000

“Be Tempted”

51 Saddler Street, Durham, DH1 3NU

Established Café – Turn Key Operation

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SITUATION/LOCATION

Be Tempted is situated on Saddler Street approximately 50m north of Durham Cathedral and 50m south of Elvet Bridge. Established occupiers including La Tasca, Jack Wills, Zizzi and Waterstones are all within close proximity to the café together with all other city centre amenities within walking distance. Durham is a historic city nestled on the River Wear with a student population of approx. 18,000. Durham lies approximately 12 miles south west of Sunderland, 16 miles south of Newcastle and 20 miles north of Darlington with swift access across the region via A1(M).

PREMISES

The café is situated across the ground floor and lower ground floor of this attractive mid terraced period building being of traditional brick construction under a pitched and tile covered roof. The property incorporates attractive window frontage at ground floor level and the accommodation is arranged to provide a flexible sales area with customer seating/ service area on the ground floor together with useful storage and kitchen/ wc on the lower ground floor.

THE BUSINESS

The business has been owned and ran by our client for approximately 8 years and is being offered for sale due to a change in personal circumstances. Be Tempted serves the local demographic and indigenous student population providing a range of teas, coffees and light snacks. The business currently employs two staff and has traded profitably and consistently throughout our client's ownership. Accounts are available to seriously interested parties on request. Current opening hours:-

Every day except Tuesday 9.30am – 5pm

<http://www.betempted.co.uk>

TENURE

Leasehold

LEASE TERMS

The property is held by way of a lease expiring June 2019. The lease is based on full repairing and insuring terms and contained within the renewal provisions of the Landlord and Tenant Act 1954 meaning the purchaser of the business will have the right to renew the lease on expiration.

Rent passing £9,100 per annum, exclusive

ACCOMMODATION

The accommodation briefly comprises:-

Lower Ground Floor		
Stores/ Kitchenette	23.62sq.m.	254sq.ft.
Ground Floor		
Sales	35.94sq.m.	387sq.ft.
Net Internal Area	59.56sq.m.	641sq.ft.

COSTS

The incoming tenant will be responsible for our clients reasonable legal cost plus VAT in this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-

£9,000.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief. Interested parties are advised to take up further enquiries with the Local Authority.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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