



The Wynd Pantry

12 The Wynd, Marske-by-the-Sea, Redcar TS11 7LA

Leasehold £50,000

- Well established café/tea room
- Busy village centre location
- Ground floor lock-up premises
- Outside seating
- Net turnover of £113,000 per annum
- Huge potential

Ref: 95618

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SP Sidney
Phillips



LOCATION

The Wynd Pantry is located in the coastal village of Marske-by-the-Sea, located 2 miles north of Saltburn and 3 miles south of Redcar Beach. Marske is a popular residential area and enjoys a thriving tourist trade. Surrounded by an Area of Outstanding Natural Beauty, this is a very popular place to visit in the warmer months.

The property is a mid-terrace lock-up situated in a busy shopping area in the village.

The property briefly comprises:

TRADE AREAS

A well presented, glazed shop front with entrance directly from the street. You are welcomed into the DINING AREA which has seating for approximately 20 people. This area is decorated to a good standard and has a warm and welcoming feel.

To the rear of the dining room is the serving counter with a large refrigerated display. There is a counter top on the back wall for food preparation.

Located at the rear of the shop is a well-equipped COMMERCIAL KITCHEN with lots of space and an additional wash/prep room.

TOILET FACILITIES are also located to the rear of the shop.

All areas are finished to a high standard. Our clients have invested in new equipment, fixtures and fittings for the business making it a 'turnkey' operation.

EXTERNAL

To the front of the property is a large area with seating for 24; an excellent space to utilise during the warmer months.

THE BUSINESS

The business generates a regular net turnover in the region of £113,000 per annum. The café is extremely popular members of the local community and tourists visiting the area.

There is potential to increase turnover significantly by extending the business's opening hours.



TENURE & PRICE

LEASEHOLD £50,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Wynd Pantry Café is held on a part repairing and insuring lease agreement from a private individual for a term of fifteen years, commencing April 2021 and expiring March 2036. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable, subject to the Landlord's consent. Rent currently stands at £5,900 plus VAT per annum, paid quarterly in advance. An incoming party will be required to provide a rental deposit to the Landlord in advance plus personal guarantors.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

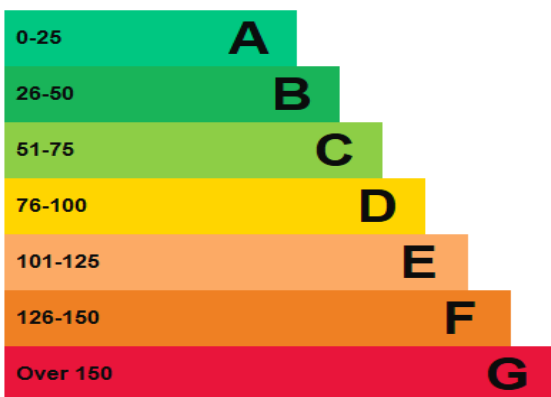
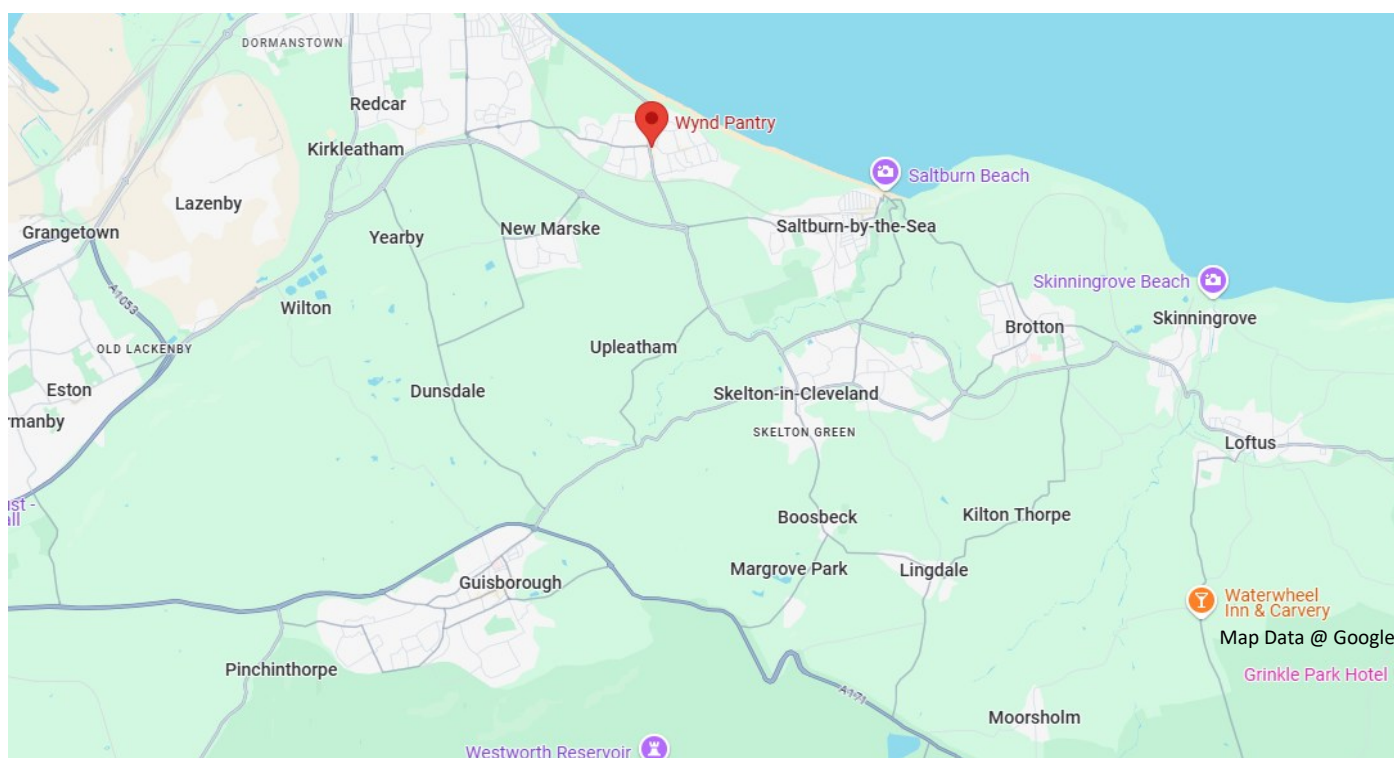
Viewing strictly by appointment only.

LOCAL AUTHORITY:

Redcar & Cleveland Borough Council
Current rateable value: £4,950

SERVICES

All mains services are connected.



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 6993-0548-5558-5564-9550

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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