



Coffee and Kuriosities

Allen Mill, Allendale, Northumberland NE47 9EA

- Family Run Coffee Shop Business
- Two Storey Unit 104.64 sq. m. (1,126.4 sq. ft.) with Additional Patio Area
- Business benefits from a Premises Licence
- Huge Scope to Increase Turnover
- Sites Includes Scheduled Ancient Monument / Brewery / Indian Rest / etc
- Electric Car Charging Point (Shared)
- Rent £7,885 + vat per annum (plus service charge)

Price: £35,000 Leasehold

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Location

Allendale is a large village in south west Northumberland within the north pennines area of outstanding natural beauty. The local economy is predominantly based on agriculture and tourism, although of late it has become a popular commuter town for Newcastle upon Tyne. Allendale sits approximately 12 miles to the south west of Hexham and approximately 35 miles distance from Newcastle.

Business Description

We are delighted to bring to the market this family run business known for their wonderful home made sweet treats and cakes including a range of gluten free treats. They also have an excellent selection of coffee, tea and cold beverages including a range of wines, beer and larger.

Our clients have been running the business since 2020 in which time have built up an excellent reputation with many long standing and repeat customers

The business trades from an attractive two storey mid terrace property circa 104.64 sq. m. (1,126.4 sq. ft.) consisting ground floor service area / seating area with further customer seating and w/c over the first floor. The front of the property benefits from a patio area with additional seating.

Site Description

Allen Mill is a 2.1 acres site home to 7 local businesses including a kitchen design company, Indian restaurant, furniture and gallery business, vets, and Allendale Brewery. There is ample parking including an electric car charging point.

The site also includes the remains of a historic lead smelting mill. The mill is a scheduled monument that includes the remains of condensing chambers and reveratory ore hearths, that can be viewed behind a protective wooden fence. The monument is explained with interpretation panels and also a phone app. Free guided tours around the monument can also be arranged by appointment.

Opening hours

Thursday – Sunday	10:00am – 5:00pm
Monday – Wednesday	Closed

Staff

The business is family run.

Price

£35,000 plus stock at valuation.

Rent

£7,885 + vat per annum.

Service Charge

£350 + vat per annum.

Tenure

Leasehold - 3 years from 1st Aug 2022 ending 31st July 2025

Turnover

Available on request.

Viewing

Strictly by appointment through this office.

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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