

Retail | Eateries | Pubs | Leisure | Care | Hotels



The Splat Centre

305 Whitley Road, Whitley Bay, North Tyneside NE26 2HU

- Children's Soft Play Business
- Turnover £195,000 per annum
- Café with circa 55 Covers
- 24,000 Children Each Year
- Three Tier Play Frame
- Ideal Owner managed / Partnership
- Two Storey 3,350 sq. ft. (311 sq. m.)
- Rent £25,920 + vat per annum
- Long Established & Genuine Sale
- Website & Facebook 4,848 Followers
- EPC Rating D
- Turn Key Business Opportunity

Offers Over: £89,950 plus stock at valuation

BUSINESS FOR SALE

General Description

The Splat Centre is a well-established Children's soft play with a renowned reputation amongst residents. This is a superb opportunity to take on a high turnover local business in an area with higher than average footfall. The business was founded in 2012 and has an impressive number of regular customers along with a growing reputation. Over the last 3 financial years they have seen an average of 24,000 children visit every year.

The business is now being sold, albeit reluctantly, due to the owners wish to concentrate on other business interests therefore they are keen to see their beloved soft play passed to an ambitious and entrepreneurial new owner who can take this already thriving business to the next level.

The Splat Centre is a 311 sq. m (3,350 sq. ft.) 'Pay and Play' and party venue catering for children from 0-11 years old with quality café facilities and an extensive range of freshly prepared hot/cold beverages. A warm welcoming environment where family and friends can visit to eat, drink and play.

Filled with fun and adventurous activities for everyone, whatever the weather, The Splat Centre is a three-tiered soft play centre, providing a safe and secure, clean and stimulating play environment with dedicated play areas for babies and toddlers.

The business aims to provide families with a welcoming, fun filled entertainment venue along with the adventure of play. Adults can relax and unwind in the spacious and comfortable seating area, whilst maintaining a good line of sight with their children. This allows them to interact with their children or feel safe knowing their children are safe.

The sale will include the company website and Facebook Page with circa 4,848 followers.

Location

The business is ideally located in the town centre of Whitley Bay, North Tyneside. It sits alongside other complimentary retail businesses and offices and thus benefits from high levels of footfall and passing trade alongside regular custom. It is well presented with clear, visible distinctive signage. There is free off-street parking on the approach to the business as well as free parking at Whitley Bay Metro station which is only a short walk.

Property Description

The business occupies the ground and first floors of a prominent two storey mid terrace property. Formally a supermarket the unit has had a substantial amount invested into it making it arguably the best of its type within the local area.

Ground Floor

Internally the unit consists café, seating area, w/c with baby changing facilities and play frame. There are large windows to the front of the premises and high ceilings giving it a light and spacious feel, fluorescent lighting and hard wearing vinyl flooring.

The main play frame covers 3 tiers which includes 3 slides, biff bags, 2 sit on gliders and rope bridges. There is also a dressing up area with the addition of a wooden child's house. There is a vast range of children's books available as well as colouring in sheets. There is also a number of ride-ons and baby walkers. The baby area consists various toys as well as 2 "jumperoos for babies. The main seating area has the capacity to accommodate circa 45 adults with an area for children which consists of 6 tables which can accommodate circa 10 children.

Café/Kitchen Area

Generous and comprehensively equipped catering kitchen, vinyl non slip flooring, 2 fan assisted ovens, 1 with 4 hob ring, 1 commercial fridge, 1 microwave oven, 1 double panini machine, toaster, deli/display fridge, 2 under bench freezers, 1 large chest freezer, coffee grinder, 2 port commercial coffee machine (leased), stainless steel sink and wash basin.

First Floor

Consisting two rooms and w/c facilities, the main room which has new LED lighting is used as an Eduplay Pre-school room, party room and for private hire. The premises are secured by a 4 camera CCTV system with smartphone connectivity.

Main Activity / Usage

Soft play, Eduplay (Pre – school group held on a Monday – Thursday from 9:30am – 11:25am, popular party venue, service level agreement with North Tyneside Council to support their alternative education programme (Tender recently renewed in July 2020 and due to expire July 2023). Room hire, Popular toddler group (Tuesday morning) and Character breakfast/teas.

Staff

The business is run and managed by the owners and 5 part time members of staff.

Tenure

Leasehold - The current lease has circa 2 years remaining on the current lease with the landlord happy to negotiate a new lease.

Turnover

We have verbally been informed the current turnover is £195,000 per annum with potential to increase revenue by expanding on the well established pre-school group or facilitating extra classes / increasing room hire activity.

Rent

£25,920 + VAT per annum

Viewing

Strictly by appointment through this office.

Price

Offers Over £89,950 plus stock at valuation

Rateable Value

The 2020 Rating List entry is Rateable Value £17,750
(Our current client's rates payable is circa £8,500 p/a)

Opening Times

Monday – Thursday	9:00am – 5:30pm
Friday	9:00am – 3:30pm
Saturday	10:00am – 3:30pm
Sunday	Closed

Exclusive parties are held at the following times:

Friday	4:00pm – 6:00pm
Saturday	4:00pm – 6:00pm
Sunday	10:00am, 12:00pm, 2:00pm & 4:00pm

Important Notice

- 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.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref: H170 (Version 3)

Amended: 10/07/2020

BUSINESS FOR SALE



BUSINESS FOR SALE



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

84

This is how energy efficient the building is.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



RICS

The mark of property professionalism worldwide