

No.13

13 Cattle Market
Hexham
NE46 1NJ

Leasehold: £40,000
Annual Rent: £14,000

Ref: 6411091

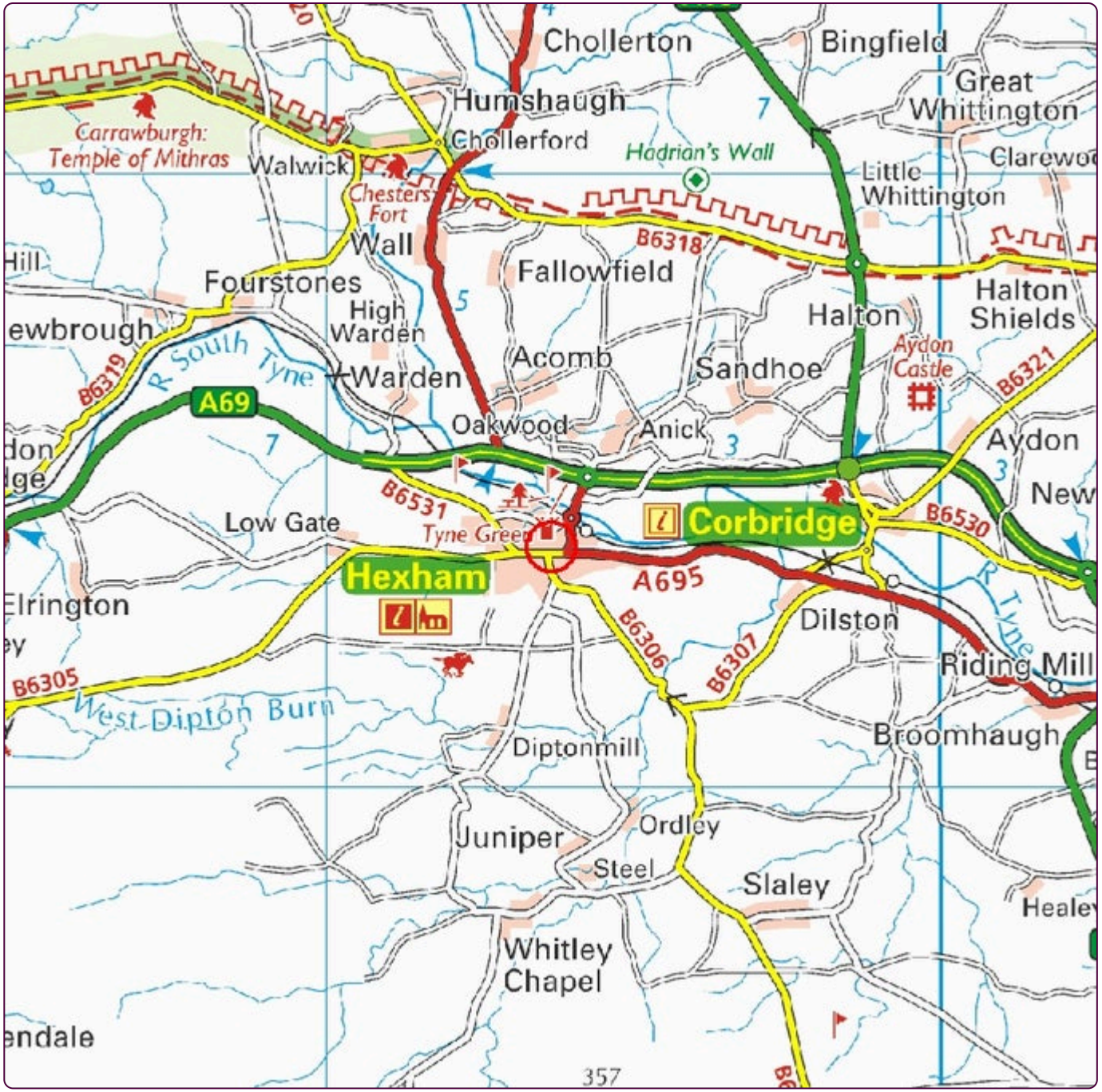
KEY HIGHLIGHTS

- Popular Restaurant, Bar and Deli (50+)
- Spacious & immaculately presented throughout
- Annualised Net Turnover c. £440k
- Prominent location with low rent
- Scope for change of use
- Ideal for convenience store. Energy Rating B

LOCATION

Located on a highly visible position on the corner of one of Hexham's busiest streets, Cattle Market. Hexham is perfectly located for exploring the surrounding countryside including Northumberland National Park, Hadrian's Wall UNESCO World Heritage Site, Housesteads Roman Fort, Chesters Roman Fort, Vindolanda and the Roman Army Museum.

Hexham is easy to access via public transport with regular bus services as well as trains from Newcastle and Carlisle on the Tyne Valley Line.



THE OPPORTUNITY

The Natural Grocer Market and Social is a very well presented business with a list of capital expenditure devoted to it by both the sellers and the landlord. This is a retirement sale and thus our client choses to only open 4 days per week. Providing huge scope for more opening for a new owner.

For a new owner, this business has had the hard work and set up already completed and now has a base of regular clients. They have built up an enviable reputation for service and quality, currently standing at #1 out of 54 places to eat in Hexham with multiple 5 star reviews and a following of over 1,800 on social media. Well renowned for the not only the food and premium level of customer service, the business has become a leading specialist grocer in the area, with a range of superior products from over 70 local suppliers.

From inception, The Natural Grocer Market and Social has grown from strength to strength, not only in reputation, but in financial terms too. What started as a small specialist grocer, trading during limited weekly hours as per the owners' lifestyle choice, and a turnover of c£6000 per week, the Natural Grocer Market and Social has grown to become a highly regarded and profitable business with undoubted growth potential. Increased trading hours, the introduction of breakfast, lunch and evening Tapas menus, as well as monthly wine tastings, music and other events have contributed to impressive sales growth.

A further two year predicted growth curve lies ahead which should realise a gross sales figure of c. £10,000 average per week.

This business model is very successful other than short term issues caused through roadworks which were completed in May 2024.





DESCRIPTION

Located at No 13, Cattle Market, Hexham, The Natural Grocer Market and Social is a restaurant and deli focussing on local producers and amazing local products. Occupying a highly visible position on the corner of Hexham's busiest street with high levels of vehicular and pedestrian passing traffic.

After only opening in October 2022, the business has become known as one of the largest retailers of quality produce from Northumberland, Durham, Cumbria and beyond. With over 70 local producers, many of which are available not only to buy but are used on the breakfast, lunch and evening tapas menus.

The owners created this business from a cold start. They carried out a full refurbishment of the property, adding a kitchen, full redecoration throughout, as well as installed quality fixtures and fittings for the retail shop and coffee shop bistro.

INTERNAL DETAILS

The property comprises of two floors:
An entrance leading into the lower lounge/cafe area with seating for c.20 covers and the upper ground floor leading to the deli sales area situated to the rear.

Upstairs is a well presented restaurant area for c.40 diners with a bar servery.

Ancillary areas include a commercial kitchen, WCs and storage areas.

EXTERNAL DETAILS

The property benefits from 1 parking space to the rear of the premises.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are under two years old, owned outright and will be included in the sale, subject to an inventory.

ALTERNATIVE USE

Due to the convenient prominent location on the high street, this could suit those looking to open a convenience store.

Already being licenced and highly visible it suits this type of trade.

Subject to planning permission change of use please ask for further details.





TRADING HOURS

Monday to Wednesday
Closed

Thursday
10.00am - 9.00pm

Friday and Saturday
10.00am - 10.00pm

Sunday
Currently closed with service between 12.00pm to 3.00pm starting mid April 2024.

Currently closed on Monday and Sunday as a lifestyle choice of the current owners. There is huge scope to extend the hours significantly as the on and off Premises Licence is from 10.00am until 10.00pm, seven days per week.

TRADING INFORMATION

Annualised Net Turnover c.440,000.
Currently trading only 4 days, the business has tremendous potential.

Financial information is available to interested parties.

REGULATORY

Premises License.
Pavement Licence for two tables plus four chairs.



STAFF

The business is owner operated with the help of a trained team. The owners will leave on sale, however they are prepared to assist post completion, alongside fully trained shop and bistro staff, to guide the new owner bringing the business forward.

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £18,000.
Confirmation of actual rates payable can be obtained from the local Authority.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



MARSLIE MCGREGOR
Senior Business Agent - Pubs & Restaurants
T: +44 7813 072 460
E: marslie.mcgregor@christie.com



ANDREW BIRNIE
Director - Retail & Leisure
T: +44 7734 553 272
E: andrew.birnie@christie.com

CHRISTIE & CO