

FOUNTAIN COTTAGE CAFE AND B&B

Main Road, Bellingham, NE48 2DE

FREEHOLD: £400,000+VAT | LEASEHOLD: £50,000 ANNUAL RENT: £41,600 | REF: 6467098

CHRISTIE & CO

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KEY HIGHLIGHTS

- Turnkey operation
- Located on the main B6320 route
- Six en-suite guest rooms
- 96 Covers including external seating
- Annual Rent £41,600 plus VAT
- Fully Licensed | EPC Rating E

LOCATION

Situated in the heart of the charming Northumberland village of Bellingham, The Fountain Café & B&B enjoys a prime trading position close to the Pennine Way, Hareshaw Linn, and the wider Northumberland National Park.

The area attracts a steady flow of walkers, cyclists, tourists, and locals year-round, providing consistent footfall and repeat custom.









DESCRIPTION

The Fountain Café & B&B is a well-established hospitality business offering a blend of inviting café space and comfortable guest accommodation.

The café features a warm, welcoming interior ideal for breakfasts, lunches, and afternoon trade, while the B&B rooms provide clean, cosy stays for visitors exploring the region. With an excellent reputation, loyal clientele, and strong community presence, the business presents a turnkey opportunity for an operator seeking an attractive lifestyle venture.

The business has won a umber of awards including Best Café in Northumberland and Tyne & Wear is 2021, 2022 and 2023

For more information, please see the dedicated website: https://fountain-cottage.com

INTERNAL DETAILS

The Fountain Café offers an inviting and well-presented customer space designed for comfort and efficient service. The café seats approximately c.46 internally depending on layout and features a warm, homely interior with timber accents, soft lighting, and a welcoming atmosphere. The main seating area flows naturally towards the service counter, allowing strong visibility and efficient customer flow.

A central service counter provides space for a coffee machine, till point, food display, and quick-serve items.

To the rear of the café is a well-equipped commercial kitchen.

Ancillary areas include: Storage rooms, staff WC, laundry/utility room.

THE OPPORTUNITY

This is a rare chance to acquire a easily managed business with multiple revenue streams. The Fountain Café & B&B offers significant potential for growth through extended opening hours, enhanced marketing, evening service, or expanding the accommodation offering.

Its strategic location and long-standing reputation make it ideal for an owner-operator, partnership, or hospitality investor looking to step into a thriving rural enterprise.

















GUEST ACCOMMODATION

The business benefits from 6 comfortable en-suite guest rooms located on the upper floor. Each room is tastefully decorated, offering views of the village or surrounding countryside.

These rooms are ideal for walkers, cyclists, families, and tourists exploring Northumberland, offering a steady, reliable income stream throughout the year.

EXTERNAL DETAILS

The Fountain Café benefits from external seating for c.46 people as well as ample public parking areas within the village.

Bike storage is available on site.

STAFF

The business is owner operated with a team of dedicated employees.

REGULATORY

Premises License

TRADING INFORMATION

Turnover for YE 2024 was c.£380,722.
Accounts available on request to serious buyers only.

TRADING HOURS

Monday to Sunday
8.00am - 4.00pm

TENURE

The property is for sale via leasehold or freehold.

Freehold asking price is £400,000 plus VAT
Leasehold ingoing premium: £50,000 with an annual rent of £41,600 plus VAT.

The Landlord is offering the following lease terms:

Term: 10 years
Fully Insuring and Repairing
Rent Reviews
Annual Rent: £41,600 plus VAT

BUSINESS RATES

The Rateable Value is £16,400 with effect from 1 April 2026.
Confirmation of actual business rates payable should be obtained from the Local Authority.





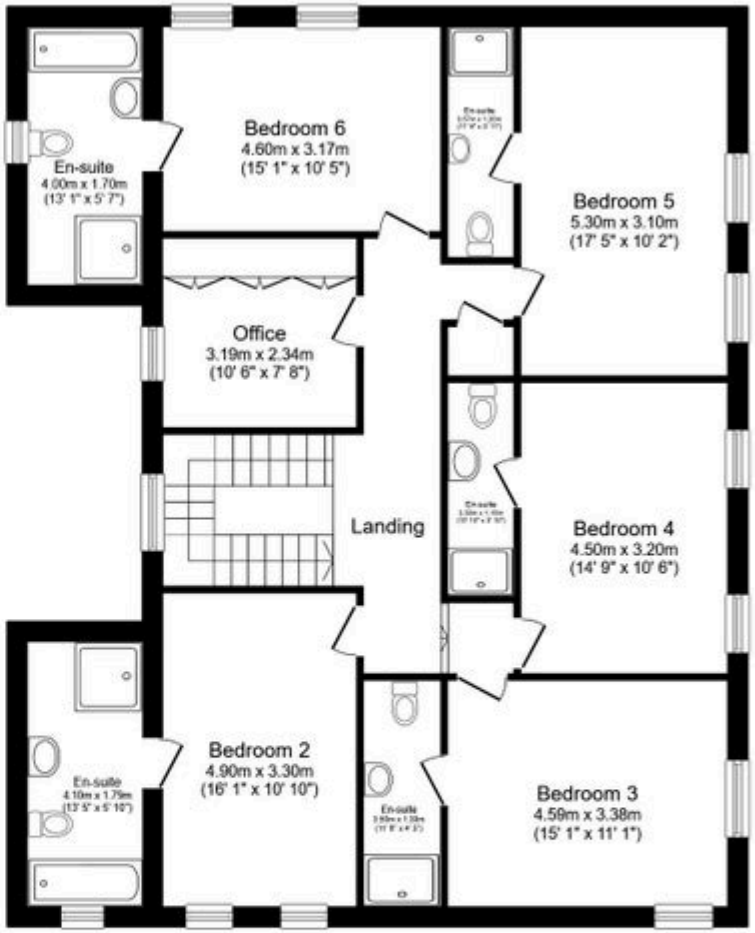






Ground Floor

Floor area 136.0 sq.m. (1,464 sq.ft.)



First Floor

Floor area 135.6 sq.m. (1,460 sq.ft.)

Total floor area: 271.6 sq.m. (2,924 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

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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:



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