

FOR SALE

MOOR HEN TEA ROOMS

SEATON HALL, STAITHES, TS13 5AT

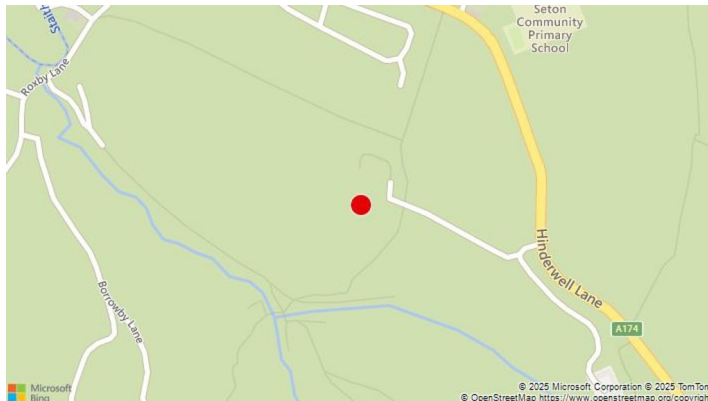


Cafe

Price - £15,000 Leasehold Business for sale
For fixtures and fittings and goodwill. Rent: £20,000 per annum

Property Features

- Fantastic scenic location close to the popular seaside village of Staithes
- Well fitted ground floor tea rooms
- Outside seating areas to the front
- Fully licensed and potential to significantly expand trade
- Ample car parking to the side



Enquiries

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Location

The Moor Hen Tea Rooms are situated on the grounds of Seaton Hall, which is easily accessed via the nearby A174 main road from Whitby. It is close to the popular seaside village of Staithes, which enjoys year-round tourist trade.

Description

The business is situated in some of the outbuildings situated in the grounds of Seaton Hall. It offers large open plan trading spaces with ample preparation and kitchen spaces to the rear. Externally, there is an enclosed outside seating area.

Accommodation

Accessed via the front it leads directly through into the main trading areas. These are open plan with modern contemporary style décor. There is engineered oak flooring, seating on a mixture of tables set at loose tables with spindle back chairs and comfortable chairs and sofas. It is currently laid out for 36 covers.

The serving counter is located to the rear with base units behind. Ancillary accommodation includes ladies and gentleman's customer toilets. There are ample storage spaces, a staff toilet, dry store and a good size catering kitchen fitted with a range of stainless-steel fittings and full extraction.

External areas are located at the front where there is an enclosed seating area with picnic benches. Parking is via a car park shared with the antique shop and is located to the side of the café.

Services

The café is connected to mains electricity, water and drainage with LPG for the gas supply. Interested parties are advised to make their own independent enquiries.

Trade and Business

Our client owns the adjacent hall and surrounding land. They are currently running the café themselves with staff but are now looking to create a lease for a new operator. The café and the antique shop were created out of some unused outbuildings. It has proved successful, but our client needs to free up more time to concentrate on developing other parts of the land and the holiday letting cottages.

This represents an excellent opportunity for a new operator to really develop and push trade to higher levels. It currently operates purely as a tearoom, but given the kitchen facilities on offer it would be possible to develop a more extensive food range, open longer hours and make better use of the space on offer.

Located in one of the most visited areas of the country with excellent access to Whitby and the surrounding areas, as well as the nearby North York Moors National Park. The Moor Hen is ideally situated to take advantage of the high number of visitors to the area, having prominent signage on the main road. There is also a good level of local population that can be a very useful source of income during the quieter winter months.

Fixtures and Fittings

The premises are offered with all standard fixtures and fittings, including catering equipment, kitchen appliances, lighting and built-in furnishings. A full inventory will be provided as part of due diligence upon acceptance of a suitable offer.

Terms

Our client is looking to create a new 5-year lease. We are looking to achieve a rent in the region of £20,000 a year and secure a premium of £15,000 for the fixtures and fittings and goodwill.

EPC Rating

An EPC has been commissioned and will be available in due course.

