

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2204



North East Commercial  
Property & Business Agents

## OUTSTANDING COFFEE SHOP

t/a "The Village Café & Whitburn Caterers Limited"

3 Front Street, Whitburn,  
Sunderland SR6 7JB



- Same family ownership since 1973.
- Sales circa £200,000 per annum.
- Gross profit margin 50%+.
- Up to 34 internal covers.
- 30 external cover pavement licence.
- Fully fitted and equipped space.
- FREEHOLD OFFERS OVER £225,000 plus stock.

Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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# 0191 487 8566

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**Location**

This longstanding business is situated in the heart of Whitburn at the junction of Front Street with East Street. Whitburn is an extremely sought-after residential village located to the north of Sunderland between Seaburn and Marden. The main A183 coastal route runs through the centre of Whitburn, close to the business.

There is street parking on Front Street and free short term parking close by. Front Street itself is a popular route for dog walkers, joggers and residents on foot.

**Business**

This is a thriving food opportunity which was acquired by our clients in 1973 and has operated under the same family ownership since that date. The business has been placed on the market as our clients are reducing their work commitments and planning for retirement.

The premises are in excellent order throughout and have been refurbished a number of times over the years. The open plan ground floor space is configured to provide a service area towards the front with the main dining space behind and the kitchen and prep at the back.

The current menu offers breakfast, lunch and afternoon tea options and has an excellent reputation both locally and further afield. The coffee shop trades daytime only by choice but new owners could extend the hours.

The outside catering element is not a significant part of the current business but there are regular bookings from local Funeral Directors and buffet requests, particularly over the Christmas period.

This is a rare food and drink opportunity in a sought-after position and viewing is strongly recommended to fully appreciate the site.

**Premises**

Comprises a split level, single storey space forming part of a larger block.

**Ground Floor**

**Dining Room / Service** 600 sq.ft. (56 sq.m.).  
**Kitchen & Prep** 300 sq.ft. (28 sq.m.).  
**W.C.**

**External**

**Pavement Seating**

**Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

**Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



**Current Trading Hours (permitted to trade later)**

Monday - Sunday 8.30am - 3.30pm

**Staff**

Currently operated by the owner with the help of 3 part time members of staff.

**EPC**

Rating B.

**Business Rates**

The premises are assessed as follows:  
Rateable Value £7,000 (2026 list)  
Rates free incentives subject to status.

**Fixtures & Fittings**

A full inventory would be made available prior to an exchange of contracts.

**Tenure**

We are advised that the title will be Freehold.

**Money Laundering Regulations**

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.