

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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REF; NE1896



North East Commercial  
Property & Business Agents

## HOT FOOD OPPORTUNITY (not suitable for Pizza or Kebabs)

Former Kareem's Café, 294 - 296 Stanhope Street,  
Newcastle upon Tyne NE4 5JU



- Densely populated residential area.
- Rare A5 hot food consent.
- Licensed to open till 11pm.
- Ideal owner operated opportunity.
- Extraction and fixtures in place.
- Free street parking nearby.
- PREMIUM OFFERS OVER £50,000.

# 0191 487 8566

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### Location:

This business opportunity is located in the centre of Arthurs Hill, which is a busy suburb to the west of Newcastle upon Tyne and within walking distance of the city centre.

The premises are located on Stanhope Street which is the main road running through the area and where all the shops and businesses are located. This is a densely populated residential area with a broad demographic which includes students, families and young professionals.

### Business Opportunity:

This unit is located on a prominent corner at the junction of Stanhope Street with Dilston Road. There are high levels of potential captive and passing trade with free on street parking adjacent.

The premises are in good order and were operating as a Shawarma and Dessert Café with a waiting and service area to the front plus a small seating section. To the rear there are a couple of storage rooms and a toilet facility. The cooking space is fitted with a large extraction canopy and there will be a selection of equipment left on site subject to agreement.

The premises have a generic A5 hot food licence so could be used for a variety of cuisine. Please note that, owing to an anti-competition clause, the premises could not be used for the sale of pizzas or kebabs.

This is a rare hot food opportunity in a very busy site and viewing is strongly recommended.

### Premises:

Comprising the self-contained ground floor of a larger two storey end terrace building. Accommodation;

### Ground Floor

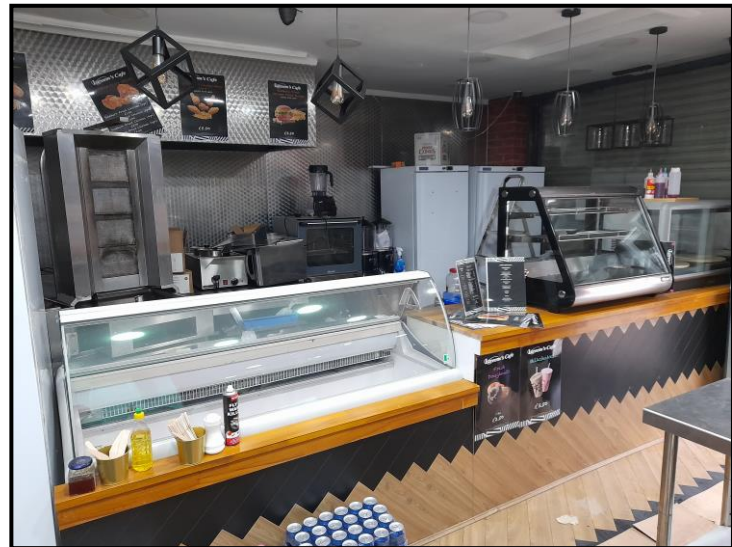
<b>Customer / Service Area</b>	360 sq.ft. (34 sq.m.)
<b>Store 1</b>	130 sq.ft. (12 sq.m.)
<b>Store 2</b>	125 sq.ft. (11 sq.m.)
<b>W.C.</b>	

### 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



### Licensed Trading Hours

11.00 am - 11.00 pm

### Fixtures & Fittings

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

### Rates

The premises are assessed as follows:  
Rateable Value £5,200 (April 2023)  
Rates free subject to individual status.

### Tenure

The premises are offered on a sublease expiring in 2029. The passing rent is £10,000 per annum with further terms and conditions are to be agreed.

### EPC

Rating - TBC

### Money Laundering Regulations

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