

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1891



North East Commercial
Property & Business Agents

RESTAURANT / CAFÉ OPPORTUNITY

Unit C Picton Manor, Ellison Place,
Newcastle upon Tyne NE1 8XG



- Restaurant / Café Opportunity.
- Located adjacent to Northumbria University.
- Dining area for up to 30 covers plus service area.
- Most recently operating as a Noodle Bar.
- Suitable for a variety of food uses.
- Spacious kitchen and prep area.
- PREMIUM £5,000 to include agreed fixtures.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

The premises form part of an imposing four storey property located within Ellison Place, adjacent to Northumbria University.

Ellison Place is within approximately 0.5 mile of the City centre shops and offices and access is straightforward via Saville Place and Ellison Tce. There are extremely high levels of captive trade from the University and there is also potential trade available from shoppers and office workers due to the proximity of the City centre.

Business Opportunity

These premises were refurbished throughout in 2017 and configured to provide a restaurant and dining area for circa 30 covers with a good-sized kitchen and prep area to the rear.

Whilst the unit most recently operated as a noodle bar, the space would be suitable for a variety of cuisines or other food uses. The lease permits all uses within former Planning Class A3.

The kitchen is spacious and the equipment in the dining area and kitchen space will be available as part of the purchase, subject to agreement.

Premises

Self-contained lower ground floor space;

Lower Ground Floor

Restaurant/Cafe Area circa 500 sq.ft. (46 sq.m.)

Toilet

Kitchen Area circa 280 sq.ft. (26 sq.m.)

External

Patio Area to front with seating.

Rear Car Parking for 1 car.

EPC

Rating - E.



Permitted Trading Hours

Monday - Saturday 7am - 9pm

Services

Gas, water, electric and sewerage is installed.

Rates

The premises are assessed as follows:
 Rateable Value £22,750

Tenure

We are verbally informed that the premises are held on a lease for a term of 10 years from 1st May 2018 at a current rent of £27,500 per annum. Rent review at the 5th anniversary.

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.

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