

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1973



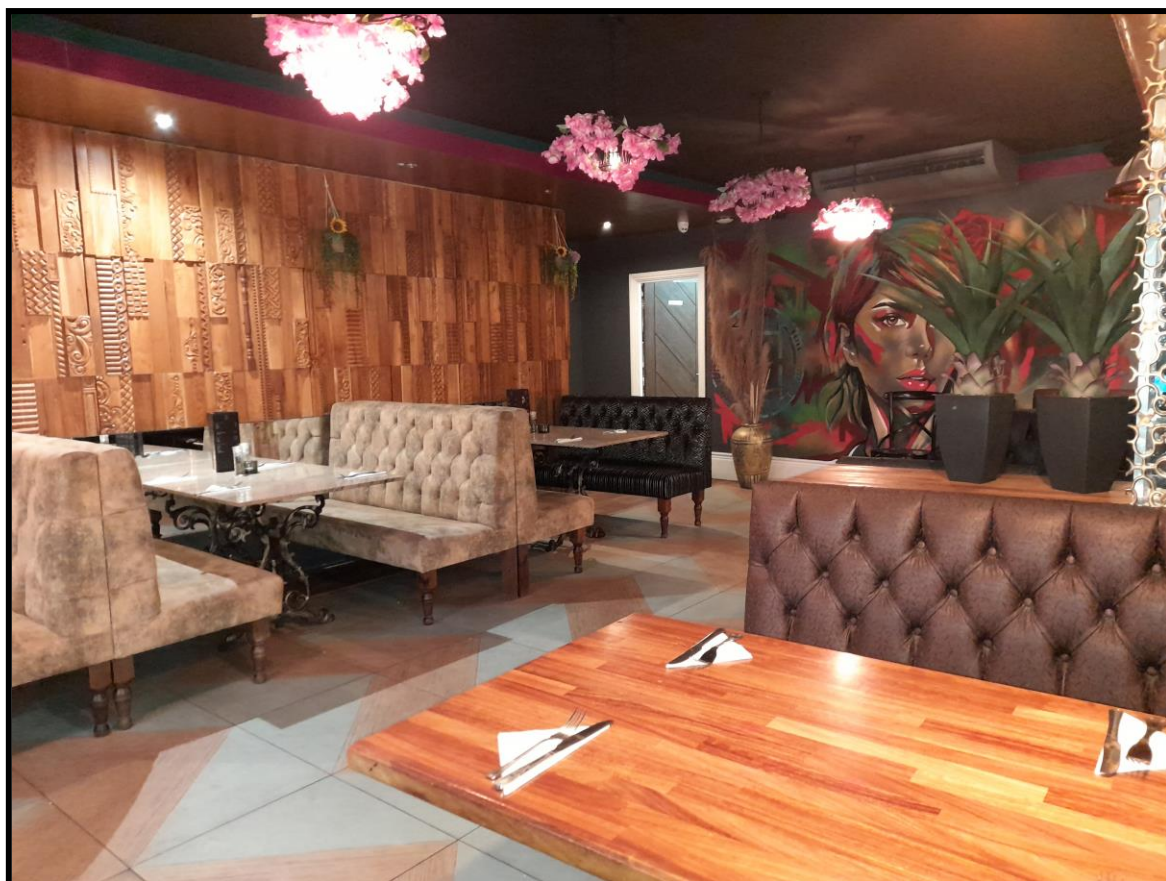
North East Commercial
Property & Business Agents

LICENSED BAR / RESTAURANT

t/a "The Glass House"

56 - 58 South Parade,
Whitley Bay NE26 2RQ

Sales Particulars



- Sales up to £10,000 weekly.
- 80+ covers including a private dining area.
- Currently Italian cuisine.
- Located within expanding leisure district.
- Recently refurbished and refitted.
- Ideal opportunity for an owner operator.
- LEASEHOLD £100,000 plus stock.

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Location

This thriving business is situated in the centre of South Parade which is the main route running from the town centre down towards the seafront.

Whitley Bay is enjoying significant investment with a number of commercial and residential developments currently under construction within the town. The Premier Inn brand has now arrived in the town and there has also been the redevelopment of the road and footpaths along The Promenade nearby.

Business

The site previously operated as The Parade gastropub before being refurbished and reopened as The Glass House in 2023. The premises were reconfigured to provide split level dining spaces, a new bar and toilets plus a private dining area to the rear.

The current menu is predominantly Italian cuisine but there are burgers and steak options plus some more traditional dishes on the menu. The restaurant offers a Sunday lunch service and this has proved to be very popular, bringing in custom from quite far afield.

This venue has the benefit of being part of the "circuit" and Whitley Bay is becoming a more popular destination for a night out, particularly as there are increased hotel accommodation options now available.

Viewing is recommended to fully appreciate the size, location and the fit and finish of this space.

Premises

Ground Floor (circa 2,500 sq.ft. / 232 sq.m.)

Bar / Restaurant

Private Dining Area

Kitchen

Ladies Toilets

Gents Toilets

Disabled Toilet

Cellar

Trading Hours

Monday	closed
Tues - Wed	12 noon - 9pm
Thurs - Sat	12 noon - 10pm
Sunday	12 noon - 8pm

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



Fixtures & Fittings

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

Services

Electricity and Water is installed to the premises.

Rates

The premises are assessed as follows:
Rateable Value £27,750 (from April 2023).
Discounts available till March 2024 subject to status.

EPC

Rating C.

Tenure

The premises are offered on a new FRI lease for a term to be agreed at £25,000 per annum. Full details are available on application.

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.