

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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Gateshead
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North East Commercial
Property & Business Agents

RESTAURANT / BAR / VENUE t/a "Chart House"

63 Quayside,
Newcastle upon Tyne NE1 3DE



- Turnover circa £450,000 per annum.
- Extends over 3 floors (2,700 sq.ft. / 250 sq.m.).
- Bar area plus mezzanine.
- Licensed for 200 persons.
- Restaurant set out for 54 covers.
- Excellent fit and finish.
- LEASEHOLD £200,000 / OFFERS.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business occupies an enviable position looking directly out on the River Tyne and The Glass House music venue. This building was one of the few that escaped the 1854 Great Fire which devastated this part of Newcastle and Gateshead.

The Quayside is a popular location for good quality restaurants and bar and The Chart House forms part of a larger terrace located within a busy leisure district. Other nearby occupiers include **The Broad Chare** and **Tomahawk Steakhouse** and there are also now a broad range of hotels in this part of the City which generates some captive trade.

Business

This restaurant and bar take their name from the previous commercial occupier who was Matthew S. Dodds. He was responsible for printing maps and sea charts that the local sailors would buy prior to planning routes and setting sail.

The current bar and restaurant business opened in 2021 after an extensive refurbishment and refit and is in superb condition throughout. Laid out over 3 floors, there is a small ground floor eating area plus a well fitted kitchen. The next floor is where the main bar area which is predominantly open plan but offers high tables and window seats looking out across the Tyne and there is an overflow mezzanine space which can be used for live music. On the top floor is the main restaurant space which has excellent natural light and views. Externally there is a licensed pavement café area.

The current drinks and food menu evokes Mediterranean, Arabian and South China influences and there are large and small plate food options which incorporate flavours from the Maritime Spice Routes.

New operators could develop this theme or alternatively take the food offer in a different direction.

Services

Electricity, Water and Gas are installed to the site.

EPC

Rating – tbc.

Business Rates

The premises are assessed as follows:
Rateable Value £56,000

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



Tenure

The premises are held on a 20 year lease from March 2018 at a passing rent of £45,000 per annum. There is a small service charge which covers the cleaning and maintenance of the rear courtyard.

Business Rates

The premises are assessed as follows:
Rateable Value £56,000

Accommodation

Floor area 250 sq.m. (2,700 sq.ft.)

Lower Ground Floor

Ladies & Gents Toilets
Office

Ground Floor

Kitchen
Seating Area

First Floor

Main Bar Area

Mezzanine

Seating / Performance Space

Second Floor

Restaurant

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.