

BUSINESS SALES

VALUATIONS

AGENCY

REF; NE2007



North East Commercial
Property & Business Agents

LICENSED RESTAURANT OPPORTUNITY

245 Chillingham Road, Heaton,
Newcastle upon Tyne NE6 5LL



Sales Particulars

- Rare fully fitted restaurant site.
- Located in vibrant and thriving suburb.
- Suitable for a variety of cuisines, subject to planning.
- 30 cover dining room plus pavement licence.
- Ideal for owner chef operator.
- Immaculate premises with quality fit out.
- LEASEHOLD OFFERS £59,950 plus any stock.

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Location

The restaurant is located on Chillingham Road which is the principal road running through the heart of Heaton, a popular suburb to the east of Newcastle City centre.

The subject property forms part of a small parade on Chillingham Road between Sainsbury's Local and Tesco Express within what is the main shopping area serving this community. Nearby occupiers include Subway, Greggs, Post Office and numerous of independents.

The immediate area includes a pleasant mix of retail, commercial and residential dwellings and there is ample on street parking on Chillingham Road and nearby.

Business Opportunity

A restaurant has been trading from this site since late 2017 and occupies a prominent corner location at the junction of Chillingham Road with Trew hitt Road. The premises were refurbished throughout including a new floor, a rewire and new services.

The premises are configured in the modern style with the kitchen opening into the main dining area. There are tables and chairs for around 30 covers and there is also pavement seating for when the weather permits.

The site lends itself to a variety of cuisines but planning is restricted to certain pieces equipment which currently include pizza ovens and a charcoal grill. There is scope for a new owner to incorporate a brunch or breakfast menu which the current operator does not offer.

Viewing is strongly recommended to appreciate the fit, finish and location of this opportunity.

Premises

Comprises a ground floor single storey terrace unit with return frontage;

Ground Floor

Restaurant / Kitchen 52 m² 560 ft²
W.C.

External

Rear Yard with storage container.



Permitted Trading Hours

Monday - Sunday 9.00am - 11.00pm

Fixtures & Fittings

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

Rates

The premises are assessed as follows:
Rateable Value £12,500
Rates free incentives subject to status.

Tenure

The premises are held on a 5 year FRI lease dated from 2022. The current rent is £14,000 per annum which is under review. The new rent is expected to be agreed at a figure in the region of £16,000 per annum.

EPC

Rating D.

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