

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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REF: NE2010



North East Commercial  
Property & Business Agents

## FULLY FITTED LICENSED RESTAURANT OPPORTUNITY

404 Chillingham Road, Heaton,  
Newcastle upon Tyne, NE6 5QX



- Outstanding opportunity ideal for owner operators.
- Suitable for a variety of food uses.
- Spacious premises in prominent location.
- Up to 70 internal covers plus external seating area.
- Fully fitted and equipped premises.
- Long lease in place at £500 per week.
- LEASEHOLD PRICE £75,000 / OFFERS to include all fixtures.

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## Location

This business opportunity is located at the end of a residential terrace at the northern end of Chillingham Road. Chillingham Road is the principal road running in the popular residential area of Heaton to the east of Newcastle. Other commercial occupiers on this street include Tesco Express, Sainsburys, Greggs the Bakers, Domino and Subway. In addition to the high levels of captive trade from nearby shoppers and local residents, there is nearby street parking for visiting customers.

## Business Opportunity

A restaurant has been trading from this site for many years, originally as an Indian restaurant before then opening as an Italian in 2022. The opportunity has been reluctantly placed on the market for personal reasons.

The premises are configured to provide a main dining area that can seat up to 70 and there is also a separate bar and waiting area with high tables and stools. Externally there is a patio space which offers outdoor eating options when the weather permits.

The site would lend itself to a variety of cuisines but the kitchen is currently fitted with equipment that includes pizza ovens and a charcoal grill. Whilst the site is more associated with traditional restaurant use, there would be scope for new owners to incorporate a breakfast or brunch menu which is likely to be popular in this location.

Viewing is strongly recommended to appreciate the location and scope that this opportunity offers.

## Premises

Comprise a ground floor self-contained unit with return frontage and forming part of larger property.

### Ground Floor

**Bar & Waiting Area** circa 260 sq.ft. (24 sq.m.) with a fitted bar and tables and chairs for up to 10 persons.

**Restaurant** circa 720 sq.ft. (67 sq.m.) with tables, chairs and fixed seating for up to 70 covers.

**Kitchen** circa 290 sq.ft. (27 sq.m.) and fully fitted and equipped for the trade.

**Toilets** separate ladies and gents.

### External

**Seating Area** for up to 12 covers.

### 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



## Current Trading Hours

Monday - Wednesday	closed
Thursday - Saturday	12.30pm - 11.00pm
Sunday	5.00pm - 11.00pm

## Fixtures & Fittings

An inventory will be made available to bona fide purchasers prior to any exchange of contracts.

## Rates

The premises are assessed as follows:

Rateable Value £10,750

Rates free incentives available subject to status.

## Tenure

The premises are held on a 15 year lease from 2023 at a passing rent of £26,000 per annum (£500 per week). Further details available on application.

## EPC

Rating – B.

## 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.