

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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REF: NE2019



**North East Commercial**  
Property & Business Agents

## FULLY FITTED RESTAURANT

33a Blandford Square,  
Newcastle upon Tyne NE1 4HZ



- Outstanding opportunity ideal for owner operator.
- City Centre location.
- Suitable for a variety of uses.
- Highly visible position.
- 30 internal covers plus external seating.
- Licensed till 10.30pm.
- LEASEHOLD £49,950.

# 0191 487 8566

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

## Location

This business opportunity fronts onto one of the busiest roads leading into the City centre. Located within walking distance of the main shopping areas, railway station and office district, the restaurant enjoys an excellent central position.

The development of the Science City project, together with the completion of the Lumen and Helix office developments means that there is now increased footfall in and around this part of the City.

## Business Opportunity

This site was acquired by our client in 2018 and then refurbished to a high standard before opening in 2019 as a bespoke vegan restaurant.

The business currently operates as a Vegan restaurant, however the premises would be suitable for a variety of cuisines and is fully fitted and equipped with the fixtures all being new at the point of opening.

The premises are configured to provide a service and seating area to the front with a range of internal seating for approximately 30 covers and there are 14 external covers for the pavement licence when the weather permits.

With the current short operating hours there is scope for new owners to open longer hours than before.

## Premises

Comprises a self-contained ground floor unit;

**Cafe** circa 46 sq.m. (495 sq.ft.).

**Kitchen** circa 20 sq.m. (215 sq.ft.).

**W.C**

**External Seating** for up to 14 covers.

## Current Trading Hours

Sunday - Tuesday closed

Wednesday - Saturday 12pm - 9pm

## Fixtures & Fittings

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

### 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



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## Rates

The premises are assessed as follows:

Rateable Value £4,600 (2023 list)

Rates free incentives subject to status.

## EPC

Rating C.

## Tenure

The premises are held on lease for a term of 6 years at a current rent of £15,000 per annum. Full details on application and the ingoing tenant will be required to contribute to the landlord's reasonable costs in the assignment of the new lease.

## 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.