

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2044



North East Commercial
Property & Business Agents

LICENSED RESTAURANT OPPORTUNITY

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

Sales Particulars



- Spacious First Floor restaurant site.
- Suburban location close to free parking.
- Spacious premises, approx. 70 covers.
- Bar & Waiting Area plus Private Dining.
- Permitted trading Mon - Sun 9am to 11pm
- Ideal for couple or partnership.
- LEASEHOLD £37,000 to include all fixtures.

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

The premises are located within the centre of Heaton which is one of the most popular suburbs of Newcastle upon Tyne. The subject property forms part of a busy parade on the main road running through the suburb and within the main shopping and leisure district. The immediate area includes shops, coffee houses and eateries and lies within a densely populated residential area. There are very few restaurant opportunities available within Heaton and therefore strong interest is expected.

Business Opportunity

The premises were refurbished in early 2017 and our client has been in occupation since 2019. The opportunity has been reluctantly placed on the market due to ill health.

Our client installed a new kitchen with extraction and the fixtures and fittings within the premises will all be included in any sale. There is a fitted bar area and whilst the restaurant currently operates with an Italian menu, it would be suitable for alternative cuisines.

Viewing is strongly recommended to appreciate the location and potential of this opportunity and the quality of the fit out.

Premises

Ground Floor

Entrance Lobby

First Floor

Dining Area / Kitchens

circa 2,500 sq.ft. (228 sq.m)

Cloakrooms

circa 250 sq.ft. (23 sq.m)

3 Store Rooms

circa 150 sq.ft (13.9 sq.m)

Ladies Toilets

Gents Toilets

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

We are verbally informed that the premises are held on a 20 year lease from 2019 at a passing rent of £24,000 per annum. Further details on application.

Permitted Trading Hours

Monday - Sunday 9.00am to 11.00pm

Rates

The premises are assessed as follows:
Rateable Value £18,500

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.