

FOOD OPPORTUNITY



North East Commercial
Property & Business Agents

REF: NE2066

Lease For Sale

202 Chillingham Road, Heaton, Newcastle upon Tyne NE6 5LN



- Ground floor circa 125 sq.ft. (11.5 sq.m.).
- Currently operating as a Sushi Bar.
- Suitable for other uses.
- Adjacent to Dixy Chicken outlet.
- High passing and captive trade.
- PREMIUM OFFERS £25,000



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

0191 487 8566
www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is located within the main shopping area serving the popular and thriving suburb of Heaton. The premises are currently operating as a Sushi outlet and are in generally good order. The unit is available for a variety of food, retail or office uses subject to landlord's consent.

Chillingham Road is an extremely busy road and other occupiers on the street include Sainsburys Local, Tesco Metro, Subway, Domino and a wide range of independent retailers.

Business Opportunity

The premises have Sui Generis planning consent for use as a Hot Food Takeaway but with only specific equipment permitted on site. Full details on application or go to **REF 2020/0512/01/DET** on the Newcastle City Council Planning Portal. The current fixtures and fittings can be included in the sale if required.

Description

Comprises an end-terrace ground floor single storey retail unit;

Sales / Prep Area 125 sq.ft. (12.sq.m.)
Rear Shop
W.C.

Terms

The premises are held on a 5 year lease from 2020 at a passing rent of £6,000 per annum (£500 per month). Full details on application.

EPC

Rating - C.



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Permitted Trading Hours

Monday - Sunday 08.00am - 11.00pm

VAT

All figures quoted exclude VAT.

Business Rates

The premises are assessed as follows:
Rateable Value £2,375
Rates free incentives subject to status.

Viewing

Strictly by appointment with this office.

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 source of income.



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