

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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REF: NE2073



North East Commercial
Property & Business Agents

RESTAURANT OPPORTUNITY (currently t/a Ottoman Turkish Restaurant)

**32 Clayton Street West,
Newcastle upon Tyne, NE1 5DZ**



- Long established business with £450,000 turnover.
- Reputable business with strong social media ratings.
- Spacious ground floor and basement premises.
- Circa 50 covers plus bar and service area
- Currently a Turkish Restaurant, suitable for other cuisines.
- Excellent location close to Centre of Life and Railway Station.
- LEASEHOLD ASKING PRICE £135,000 / OFFERS.

0191 487 8566

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Location

The property is located within an established leisure district to the west of the City centre close to Central Railway Station. The immediate area is a mixture of leisure and retail accommodation and this area of the City has benefitted from recent improvements to the road and infrastructure.

Business Opportunity

The property is occupied by an established Turkish restaurant which has been trading from this location for over 10 years. The business has built up a loyal customer base over this trading period and has excellent customer ratings on various social media portals. The immediate area has a number of pubs, bars and restaurants and Clayton Street West is a busy route running into the City.

The restaurant dining area is laid out over the ground floor and can accommodate up to 50 diners together with a fitted bar. The seating is currently configured to provide a pleasant mixture of chairs, tables and fixed seating and there is an area to the rear that could be used for private bookings. The basement contains the kitchen and cellars plus the toilet facilities.

Whilst the current trade is based on Turkish cuisine and new owner could diversify into another style of food and the property would easily lend itself to a rebrand.

Property

Comprises a self-contained basement and ground floors of a four storey mid terrace mixed use property forming part of an imposing terrace.

Ground Floor

Restaurant - 1,126 sq.ft. (104 sq.m).

Basement

Kitchen - 449 sq.ft. (36.1 sq.m).

Stores

Ladies Toilets

Gents Toilets



Fixtures & Fittings

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

Rates

The premises are assessed as follows:

Rateable Value £21,000

Tenure

We are verbally informed that the property is available on lease for a term of 25 years from 2011. The passing rent £31,500 per annum.

EPC

Rating – B.

Money Laundering

In accordance with the current Anti-Money Laundering Regulations, the Purchaser/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