

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2071



North East Commercial  
Property & Business Agents

## FULLY FITTED FOOD OPPORTUNITY

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



# Sales Particulars

- Fully fitted and equipped food outlet.
- Located on the main road within a vibrant suburb.
- 10 internal covers plus service space.
- Ideal opportunity for a couple or partnership.
- Fixtures and fittings included.
- Lease in place with low overheads.
- **PREMIUM OFFERS £30,000 / OFFERS.**

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## Location

This business opportunity is on Chillingham Road within the suburb of Heaton, approximately 2 miles due east of Newcastle City centre. Chillingham Road is the principal road running through the suburb and nearby occupiers Sainsburys, Greggs the Bakers, Domino Pizza and Subway.

## Business Opportunity

This site is located in the heart of a thriving suburb with a broad demographic that includes students, young professionals and families. The unit forms part of a busy parade with pull in parking to the front and extremely high levels of both captive and passing trade.

The premises are currently operating as a niche food outlet which forms part of a larger network of shops. The seller will include the 13,000 followers from the Instagram page, the majority of whom are local residents.

The unit would be suitable for a variety of food uses and has extraction and a good range of equipment installed. Viewing is recommended to appreciate the quality of the fit out and the excellent site position.

## Premises

Comprises a ground floor, self-contained unit forming part of larger property.

**Restaurant / Service** circa 240 sq.ft. (22 sq.m.) with bar counter, bench seating and extraction system. Other equipment is available and can be viewed at any site meeting.

**W.C.**

**EPC**

Rating – B.



## 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 £5,400  
Rates free incentives subject to status.

## Tenure

Held on a 5 year lease from 2022 at a passing rent of £5,000 per annum for the 1<sup>st</sup> year rising to £6,000 per annum for years 2 & 3 and then up to £7,000 per annum for the rest of the term.

## 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.

### 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