

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2109



North East Commercial
Property & Business Agents

FULLY FITTED RESTAURANT previously t/a "Silk Room"

Pandon, Trinity Gardens,
Newcastle upon Tyne NE1 2HF



- Former Award Winning Restaurant & Bar.
- Restaurant set out for 65 covers.
- Pavement seating options.
- Suitable for a variety of cuisines.
- Excellent fit and finish.
- Sublease available at £24,250 per annum plus VAT.
- PRICE £30,000 to include all fixtures.

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Sales Particulars

Location

This business opportunity occupies the ground floor of a modern office building just behind the Law Courts and off the Quayside. This is a popular location for quality restaurants and bars and nearby occupiers include **Dood**, **The Broad Chare** and **St Vincents**.

This part of the City also has a large number of hotels that includes **Malmaison** and the brand new **Dakota Hotel** which is going into Quayside House.

Business

This bar and restaurant business opened as the Silk Room in 2005 and quickly established a reputation for the quality of food and service levels. The food had an emphasis on local produce with a modern British menu that included fish and meat dishes.

The business won a number of awards over the years but recently ceased trading as the owner wished to concentrate on their other business commitments.

The space is all on one floor and is configured with a dining room at the front and then service and kitchen facilities towards the rear. There is a separate bar and waiting area as you walk into the unit and the dining room was fully refurbished to a high standard in 2022.

The unit is ready to occupy by a new operator and viewing is recommended to appreciate the fit out and the opportunity that the space offers .

Accommodation

Ground Floor

Bar & Restaurant	810 sq.ft. (75 sq.m.)
Kitchen	205 sq.ft. (19 sq.m.)
Ladies Toilets	
Gents Toilets	

External

Pavement Seating Area



Tenure

The premises will be offered on a new sublease at a rent of £24,250 per annum plus VAT for a period expiring no later than December 2030. Full terms to be agreed and a rent bond will be required.

Services

Electricity, Water and Gas are installed.

EPC

Rating – tbc.

Business Rates

The premises are assessed as follows:

Rateable Value £21,750

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 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