

## Food Opportunity Lease For Sale

REF: NE2117

33 - 35 Heaton Road, Newcastle upon Tyne NE6 5HP



- GIA floor area 1,375 sq.ft (128 sq.m).
- 30 internal covers plus outside space.
- Popular trading location.
- Ample on street parking nearby.
- CURRENT RENT £9,600 per annum.
- GUIDE PREMIUM £47,500.



### 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

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## Location

This food opportunity is located on Heaton Road which is one of the busiest roads running through Heaton, a popular suburb to the east of the City.

The property forms part of a busy parade at the junction of Heaton Road with Tynemouth Road and there are high levels of both passing and captive trade.

## Business Opportunity

A food outlet has been trading from this site since 2017 and the premises were refurbished in 2022 when all new services were installed including a modern decor.

The main space is on split levels comprising a dining area to the front and then a service counter and kitchen beyond. There are additional storage rooms plus separate gents and ladies toilets.

The space would be suitable for a number of food uses but this is a rare to the market, part fitted opportunity with viewing strongly recommended.

## Premises

Comprises a ground floor self-contained unit;

**Ground Floor** (all measurements approximate)

<b>Restaurant</b>	54 sq.m. (580 sq.ft.)
<b>Kitchen</b>	23 sq.m. (250 sq.ft.)
<b>Storage Rooms</b>	27 sq.m. (290 sq.ft.)
<b>Gents Toilets</b>	
<b>Ladies Toilets</b>	

## External

<b>Patio Seating</b>	20 sq.m. (215 sq.ft.)
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## Services

Gas, water and electricity on site.



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## Business Rates

The premises are assessed as follows:

Rateable Value £7,000

Rates free incentives subject to status.

## EPC

Rating C.

## Tenure

The premises are held on a lease for a term of 5 years from 2021 at a rent of £9,600 per annum. Further details on application.

## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the assignment of the current lease.

## Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations, the Tenant will be required to provide two forms of identification and proof of the source of income.



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