

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2114



North East Commercial  
Property & Business Agents

## FULLY FITTED RESTAURANT OPPORTUNITY

1 Ethel Terrace, Castletown,  
Sunderland SR5 3BQ



- Turnkey Restaurant Opportunity.
- Located within a densely populated residential area.
- Dining area for up to 80 covers plus bar area.
- Suitable for a variety of food uses.
- Spacious, fully fitted kitchen.
- New lease available at £12,000 per annum.
- PRICE £20,000 including all fixtures.

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Sales Particulars

## Location

The business forms part of a busy retail parade in the centre of Castletown which is a densely populated residential suburb to the north east of the City centre.

Access is excellent via the A1231 Wessington Way and there are huge levels of investment taking place in and around Sunderland with new roads, bridges and infrastructure all completed.

## Business Opportunity

These premises were refurbished throughout in 2017 and are currently configured to provide an 80 cover restaurant with fitted bar and a spacious kitchen and prep area to the rear. The dining space has an open plan section to the front with a bar and service space off and then behind the main space there is another seated area for private functions and parties.

The restaurant previously operated as an Italian but would be suitable for a variety of cuisines, or other food uses. The kitchen is spacious and fully fitted and equipped with room for additional plant and there are prep areas off plus rear access.

To the side of the unit there is a designated car park for up to 10 vehicles.

## Premises

Comprises a single storey end-terrace property in good order throughout.

### Ground Floor

**Restaurant Area** circa 1,180 sq.ft. (109 sq.m.)

**Dry Stores**

**Gents Toilets**

**Ladies Toilets**

**Kitchen** circa 570 sq.ft (53 sq.m.)

### External

**Car Parking** for up to 10 cars



## Trading Hours

Licensed to trade from 9.00am until 11.00pm.

## Services

Gas, water, electric and sewerage is installed.

## Rates

The premises are assessed as follows:

Rateable Value £10,750

Rates free incentives subject to status.

## Tenure

A new FRI lease will be available at a rent of £12,000 per annum. Details on application.

## EPC

Rating – C.

## 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