

BUSINESS SALES

VALUATIONS

AGENCY

REF; NE2125



North East Commercial
Property & Business Agents

FITTED & EQUIPPED RESTAURANT OPPORTUNITY

235 High Street, Gosforth,
Newcastle upon Tyne NE3 1HQ

Sales Particulars



- First & Second floor space.
- Approximately 35 - 40 covers.
- Popular suburban location.
- Currently Mediterranean menu.
- Suitable for a variety of cuisines.
- Very well fitted and equipped.
- PREMIUM £39,950 to include all equipment.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566
www.northeastcommercial.co.uk

Location:

This business opportunity is located in a prominent site on High Street adjacent to Lansdowne Terrace. The unit forms part of a busy parade and fronts the main road running from the A1 into Gosforth from the north.

Gosforth is an extremely popular suburb to the north of the City centre with excellent infrastructure, good quality housing and high levels of potential customers.

Business Opportunity:

This unit has been operating as part of a popular local Italian restaurant group for over 10 years but the owner now wishes to wind down some of his commitments.

The premises are in excellent order and were only refurbished in September 2024. The dining room is set up for around 40 covers with a small bar and service point to the rear. Access is via a spacious street level foyer and the building is on a prominent corner which can be easily seen from the roadside.

Whilst currently fitted and equipped for a predominantly Italian menu, the second floor kitchen is well equipped and could be adapted for other cuisines, should a new operator wish to do so.

This is a rare fitted and equipped restaurant opportunity in a sought-after residential suburb. Viewing is strongly recommended to fully appreciate the scope.

Premises:

Comprising the first and second floor of an end of terrace 3 storey unit forming part of a larger parade.

Ground Floor Spacious Entrance Foyer

First Floor
Restaurant 475 sq.ft. (44 sq.m.)
Gents Toilets
Ladies Toilets

Second Floor
Kitchen 280 sq.ft. (26 sq.m.)

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



Current Trading Hours

Monday – Thursday	closed
Friday & Saturday	12pm – 10pm
Sunday	12pm – 6pm

Business Rates

Rateable Value £8,100
Rates free incentives subject to status.

Lease

The premises are held on a 10 year lease with 4 years unexpired. The current rent is £12,000 per annum. Full details on application.

EPC

Rating – tbc.

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.

VIEWING STRICTLY BY APPOINTMENT