

### Restaurant Opportunity For Let

REF: NE1650

Red Row Working Mens Club, Red Row, Morpeth NE61 5AU



- First Floor and part Ground Floor.
- Thriving location near Druridge Bay.
- Busy Club with robust membership.
- Ample on street parking to the front.
- Fully refurbished space with kitchen.
- ASKING RENT £15,000 per annum.



#### 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

## Location

This opportunity will occupy the whole of the first floor and part of the ground floor of this attractive red brick building. Red Row Working Mens Club has been part of the local community since around 1904 and has a robust membership. The Club will continue to occupy

Red Row is a former mining village located just off the A1068 approximately 2 miles south of Amble and adjacent to Druridge Bay. Amble and the surrounding area is currently experiencing a huge increase in the local population and there are a number of new housing estates currently under construction, or already completed, in this part of Northumberland.

## Business Opportunity

The premises will provide space for circa 50 - 60 covers on the first floor together with a kitchen facility and separate toilets. On the ground floor there will be a designated dining area for another 15 or so people in order to accommodate customers unable to use the stairs. **The restaurant operator will be expected to offer a catering service for the Club members, the finer details of which are to be agreed.** With a captive Club membership, a thriving local population and in an area popular with tourists and day trippers, an early viewing is recommended.

## Accommodation

### Ground Floor

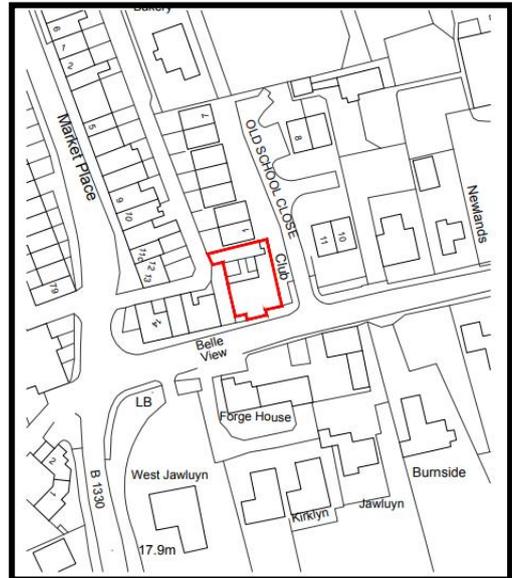
**Dining Area** circa 110 sq.ft. (10 sq.m.).  
**Disabled W.C.**

### First Floor

**Restaurant** circa 800 sq.ft. (75 sq.m.).  
**Kitchen** circa 250 sq.ft. (21 sq.m.).  
**Gents Toilets**  
**Ladies Toilets**

## Tenure

A new full repairing and insuring lease is available at a rent of £15,000 per annum with full terms to be agreed. Minimum length of lease 3 years.



## Business Rates

The premises are assessed as follows:  
Rateable Value £TBC  
Rates free incentives likely to be available.

## Services

Gas, water and electricity on site.

## EPC

Rating TBC

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new 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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