

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1921



North East Commercial
Property & Business Agents

RESTAURANT OPPORTUNITY with HOUSE

formerly t/a "Golden Rice" Indian Restaurant

44 Esplanade,
Whitley Bay NE26 2AE



- Extensive double fronted premises.
- Ground Floor restaurant space.
- Suitable for other food and/or drink use.
- 4 bedroom living accommodation above.
- Located within thriving coastal town.
- Designated parking to front.
- FREEHOLD GUIDE PRICE £300,000.

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Sales Particulars

Location

This freehold business and residential opportunity is situated at the western end of Esplanade, close to the junction with Whitley Road.

Whitley Bay has enjoyed significant investment over the last 5 years and this has included the arrival in the town of the Premier Inn brand plus a redevelopment of the roads and footpaths along the seafront nearby. There are increasing numbers of visitors and public transport links are excellent with a Metro station close by.

Business Opportunity

The ground floor space traded until 2022 as an Indian Restaurant but then closed due to personal reasons.

The restaurant space is laid out over the ground floor with street access via a designated lobby. There is a kitchen area to the rear plus separate toilets and the space would be suitable for a variety of cuisines.

Premises

Ground Floor

Main Restaurant	51 sq.m.	(550 sq.ft.)
Kitchen	14 sq.m.	(155 sq.ft.)
2x Toilets		
Store		

First Floor (maisonette with separate access)

Lounge	21 sq.m.	(225 sq.ft.)
Kitchen	14 sq.m.	(150 sq.ft.)
Bedroom 1	16 sq.m.	(170 sq.ft.)
Shower Room / WC	5 sq.m.	(53 sq.ft.)

Second Floor

Bedroom 2	18 sq.m.	(190 sq.ft.)
Bedroom 3	19 sq.m.	(205 sq.ft.)
Bedroom 4	13 sq.m.	(135 sq.ft.)
Bathroom	5 sq.m.	(57 sq.ft.)

External

Parking	2x designated spaces.
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Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Services

Electricity Gas and Water is installed.

Rates

The premises are assessed as follows:
Rateable Value £7,300 (from April 2023).
Rates free incentives subject to status.

EPC

Rating E.

Council Tax

Band C.

Tenure

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