

Former Micropub To Let

REF: NE1994

Unit 1, Spencer House, Market Lane, Swalwell, Gateshead, NE16 3DS



- Main Bar Area circa 550 sq.ft. (51 sq.m.).
- Cellar circa 442 sq.ft. (41.1 sq.m.).
- Car parking to side.
- Located on busy main road.
- RENT £750 per calendar month.
- Suitable for a variety of uses.



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

The opportunity is located on Market Lane, a busy road which runs parallel with the A1 Western Bypass from Dunston through Swalwell to Blaydon.

The immediate area is mixed use with a range of commercial, retail and residential property all close by. There is a free car park to the side that is used by tenants and their customers.

Business Opportunity

This former retail unit was converted into a micropub around 2018 and is configured to provide a main bar and seating area to the front and then up a step there is another seating space together with some toilets.

The space is fully fitted and equipped as a small microbar and is a genuine "turn key" opportunity for a new owner. To the ground floor there is a cellar space which is also fitted out for bar use.

The landlord would also be willing to rent the unit out for alternative uses.

Terms

The premises are available on a new lease with an asking rent of £750 per calendar month. The tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new lease.



Business Rates

The premises are assessed as follows:
Rateable Value - £5,700
Rates free incentives subject to status.

EPC

Rating - E

A copy of the certificate would be available on request to any interested party.

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.



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