

Food Opportunity To Let

REF: NE2076

208 Heaton Road, Heaton, Newcastle upon Tyne NE6 5HP



- GIA main area 500 sq.ft (47 sq.m).
- Basement 290 sq.ft. (27 sq.m.).
- Spacious part fitted kitchen.
- Thriving location in popular suburb.
- Ample on street parking to the front.
- ASKING RENT £20,000 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

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The former restaurant is located on Heaton Road which is one of the busiest roads running through Heaton, a popular suburb to the east of the City.

The property forms part of a busy parade close to the junction of Rothbury Terrace and there are high levels of both passing and captive trade. This part of Newcastle is gaining a reputation as a food destination with a strong "café culture".

Business Opportunity

A restaurant has been trading from this site since 1981 and the premises were refurbished in 2021 when all new services were installed including flooring, a new kitchen and dining space.

The main restaurant has now been split and the space now available comprises a dining area with a kitchen off and basement storage space below. There is also some additional storage on the ground floor together with a DDA toilet.

The space would be suitable for a number of uses but this is a rare to the market part fitted food opportunity with viewing strongly recommended.

Premises

Comprises a ground and lower ground floor unit;

Ground Floor (all measurements approximate)

| | |
|----------------------|-----------------------|
| Restaurant | 47 sq.m. (500 sq.ft.) |
| Kitchen | 27 sq.m. (290 sq.ft.) |
| Disabled W.C. | |

Basement

| | |
|------------------------|-----------------------|
| Stores / Cellar | 22 sq.m. (235 sq.ft.) |
|------------------------|-----------------------|

Services

Gas, water and electricity on site.



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Business Rates

The premises are assessed as follows:

Rateable Value £tbc

EPC

Rating B.

Tenure

A new FRI lease is available at a commencing rent of £20,000 per annum. Full terms to be agreed.

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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