

REF: NE2197

## New Lease For Sale

226a Chillingham Road, Heaton, Newcastle upon Tyne NE6 5LS



- Ground floor circa 200 sq.ft. (19 sq.m.).
- Currently operating as a Vegan Deli.
- Suitable for other uses.
- Opposite Sainsbury's Local & Greggs.
- High passing and captive trade.
- PREMIUM OFFERS £10,000.



#### 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 property is located within the main shopping area of Chillingham Road which serves the popular and thriving suburb of Heaton.

Chillingham Road is an extremely busy road and other occupiers on the street include Sainsburys Local, Tesco Metro, Subway, Domino and a wide range of independent retailers.

## Business Opportunity

The premises are currently trading as a Vegan Sushi Bar and Deli, operating under Class E planning consent. The space would be suitable for a variety of uses, subject to any additional consents, but fixtures and fittings will be included in the sale.

Fixtures will comprise a fixed extraction system, a 45 litre water boiler, air conditioning, grease trap in the sink, 2 commercial fridges plus all worktops and benches. LED lighting and new floor coverings are in place, and the unit is ready for immediate occupation.

## Description

Comprises an end-terrace ground floor single storey retail unit;

**Sales / Prep Area** 145 sq.ft. (14.sq.m.)  
**Rear Shop** 52 sq.ft. (5 sq.m.)  
**W.C.** shared facilities within the adjacent property.

## Terms

The premises are available on a new lease at a rent of £10,200 per annum (£850 per month). Full terms to be agreed.



## EPC

Rating - tbc.

## Current Trading Hours

Sunday - Tuesday	closed
Wednesday - Thursday	10am - 5pm
Friday	10am - 8pm
Saturday	11am - 4pm

## Business Rates

The premises are assessed as follows:  
 Rateable Value £tbc  
 Rates free incentives subject to status.

## 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 source of income.



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