

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2231



North East Commercial
Property & Business Agents

FULLY FITTED LICENSED RESTAURANT OPPORTUNITY

Former Hidden Tiger Restaurant, Part 76 Front Street,
Tynemouth NE30 4BP



- Outstanding opportunity, ideal for owner operators.
- Suitable for a variety of food uses.
- Prime location in Village centre.
- Up to 120+ covers on multiple levels.
- Immaculate internal fit and finish.
- Current rent £65,000 per annum.
- OFFERS OVER £35,000 for all fixtures and fittings.

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Sales Particulars

Location

This business opportunity forms part of Front Street which comprises a pleasant mix of niche independent shops, cafes and restaurants. Tynemouth repeatedly features in lists of the “Best Places to Live in the North East” and the attractive coastal location and proximity to Newcastle upon Tyne make it easy to understand why.

There are excellent road and rail links to and from the town and the local population is a broad demographic that includes young professionals, families and older or retired couples. Tourists visit the area throughout the year but peak in the school holidays, particularly in the summer months when there are a number of festivals.

Business Opportunity

A restaurant has been trading from this site for many years but is now closed and suitable for a variety of cuisines and food uses.

The main restaurant is accessed from Front Street by steps leading up into an open plan vaulted space with additional balcony seating on the level above. The space was refurbished less than 5 years ago and most recently traded as a high-end Cantonese restaurant. With minimal investment or input from a tenant, a new venture could be launched quickly from this unit.

Viewing is strongly recommended to fully appreciate the location and scope that this opportunity offers.

Premises

Comprises an extensive self-contained unit within the historic Congregational Church Educational facility:

Half Landing

Restaurant Area circa 1,130 sq.ft. (105 sq.m.) with a fitted bar, tables, chairs and booth seating.

Kitchen circa 325 sq.ft. (31 sq.m.) and well fitted and equipped for the trade.

First Floor

Restaurant circa 935 sq.ft. (87 sq.m.) with tables, chairs and seating for up to 70 covers.

Second Floor

Toilets separate ladies and gents.



Fixtures & Fittings

An inventory will be made available to bona fide purchasers prior to any exchange of contracts.

Services

Electricity, water and gas is installed to the property

Rates

The premises are assessed as follows:
Rateable Value £32,500

Tenure

The premises are held on a 25 year FRI lease from 2020 with a 5 yearly rent review pattern. The current rent is £65,000 per annum. A copy of the lease is available on application.

EPC

Rating – C.

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.

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