

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
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North East Commercial  
Property & Business Agents

**HOT FOOD OPPORTUNITY**  
**formerly t/a "Brooklyn Pizza Slice"**

26 Riverwalk,  
Durham DH1 4SL



- Modern premises within new development.
- High levels of footfall.
- Currently pizza but suitable for other foods.
- Scope to develop trade and extend hours.
- Ideal for owner operator or partnership.
- Long lease in place.
- PREMIUM £20,000

**0191 487 8566**

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## Location

The premises are located within the Riverwalk centre which is a modern leisure development on the south side of the River Wear, accessed via Framwellgate Bridge.

Durham is an historic City approximately 15 miles due south of Newcastle upon Tyne with the benefit of a mainline railway station and direct access to the A1(M). There is a Cathedral and Castle plus a highly reputable University, all of which draw visitors and tourists into the City throughout the year.

The immediate area of Riverwalk is developing into a predominantly food and leisure destination. New occupiers are scheduled to come into this part of the City and include Brewdog and the Everyman Theatre. The Odeon cinema complex is already open and trading and delivers high levels of footfall to the development.

## Business

The premises comprise an attractive kiosk style unit forming part of a terrace of food & retail units. The unit is compact and part fitted and equipped for the trade with a small waiting area, a service counter and the prep area towards the back.

The current tenant operates a daytime only pizza slice due to family commitments, but the site is permitted to trade later. Whilst the kiosk is currently retail only, a delivery service could be offered by new owners and other cuisines could be launched.

## Accommodation

### Ground Floor

**Service / Prep Area** circa 200 sq.ft (18 sq.m.)  
**W.C.** There are communal toilet facilities within the complex and tenants have keys for access.

#### 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



## Tenure

The premises are held on a 5 year lease from 2025 at a current rent of £16,000 per annum plus VAT and which includes refuse removal services.

## Trading Hours (permitted to trade till 11pm)

Currently Mon - Sun 11.00am - 7.00pm

## Rates

The premises are assessed as follows:  
Rateable Value £10,250 (2026 list)  
Rates free incentives subject to status.

## EPC

Rating B.

## 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.