



# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
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## RESTAURANT OPPORTUNITY

current trading name not included

251 Chillingham Road, Heaton,  
Newcastle upon Tyne NE6 5LL



- Rare fully fitted restaurant site.
- Located in vibrant and thriving suburb.
- Suitable for a variety of cuisines.
- 30 cover dining room and spacious kitchen.
- Ideal for owner chef operator.
- Well appointed premises with quality fit out.
- **LEASEHOLD OFFERS £54,950 plus any stock.**

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## Location

The restaurant is located on Chillingham Road which is the principal road running through the heart of Heaton, a popular suburb to the east of Newcastle City centre.

The subject property forms part of a small parade on Chillingham Road between Sainsbury's Local and Tesco Express within what is the main shopping area serving this community. Other nearby occupiers include Subway, Greggs, Post Office and numerous independents.

The immediate area includes a pleasant mix of retail, commercial and residential dwellings and there is ample on street parking on Chillingham Road and nearby.

## Business Opportunity

A restaurant has been trading from this site since late 2020 and forms part of a busy terrace between Simonside Terrace and Trehewitt Road. The premises are in good order throughout and the kitchen was extended and refurbished when the current tenant occupied.

The premises are configured to provide the main dining area at the front together with a good-sized prep and kitchen space to the rear. There are tables and chairs for around 30 covers plus a service area.

Currently operating as a Greek restaurant, the site lends itself to a variety of cuisines and viewing is strongly recommended to appreciate the fit, finish and location of this opportunity.

## Premises

Comprises a ground floor single storey terrace unit with return frontage;

**Coffee Shop / Dining Room** 480 sq.ft. (47 sq.m.)

**Prep & Stock Area** 170 sq.ft. (16 sq.m.)

**Staff W.C.**

**Customer W.C.**

## EPC

Rating B.

### 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.



## Current Trading Hours

Monday & Tuesday	5.00pm - 9.00pm
Wednesday to Friday	5.00pm - 10.00pm
Saturday	12 midday - 10.00pm
Sunday	closed

## Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

## Rates

The premises are assessed as follows:

Rateable Value £12,500

Rates free incentives subject to status.

## Tenure

The premises are held on a 12 year FRI lease dated from 2020 with a 5 yearly rent review pattern. The current rent is £15,500 per annum.

## 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.