



Sales Particulars

4 Staithes
The Watermark
Gateshead
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- Prime location on Acorn Road.
- Sales up to £12,000 weekly.
- 30 cover dining room plus open kitchen.
- Highly reputable trading business.
- Fully fitted and equipped for the cuisine.
- Rare central Jesmond opportunity.
- **LEASEHOLD £95,000 / OFFERS.**

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Location

The restaurant lies within Jesmond which is located just to the north of the City centre in arguably the most sought-after residential district of Newcastle.

The subject property occupies a single storey building on Acorn Road which is the prime retail address within Jesmond. The immediate area includes a pleasant mix of independent shops, hotels, bars and restaurants plus high value residential dwellings.

There are only ever a limited number of food and restaurant opportunities available within Jesmond at any one time and therefore high levels of interest are anticipated in this site.

Business

This business was established by our client in 2023 with another chef partner but due to a change in personal circumstances the business is reluctantly on the market.

The premises are in good order throughout and the unit was refurbished when the restaurant opened. The premises are configured to provide an open dining and restaurant / prep area.

The restaurant currently trades 7 days a week with a lunch service on weekdays and then all day trade on the weekend. Sales are in the region of £12,000 weekly with only 25% of those sales being generated from deliveries.

The restaurant has an excellent reputation with strong reviews and high levels of repeat business and referrals. However, should a new owner choose to, the premises would be suitable for other cuisines.

Premises

Comprises a self-contained ground floor space.

Ground Floor

Dining / Kitchen	61m ²	650ft ²
Staff / Storage Area		
W.C.		

Current Trading Hours

Monday - Friday	12pm - 3pm	5pm - 9pm
Saturday - Sunday	12pm - 9pm	



Staff

Currently run under management by 3 full time staff plus various part timers.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts. The premises are well fitted and equipped.

Rates

The premises are assessed as follows:
Rateable Value £29,000

Tenure

The premises are held on a 10 year FRI lease from April 2022 with a break clause and rent review at the 5th anniversary. The rent is £29,500 per annum and there is 6 month rent bond applicable.

EPC

Rating E.

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.