

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2203



North East Commercial
Property & Business Agents

RETAIL OPPORTUNITY with PARKING

Former **A La Spicery** Restaurant, Station Road,
Beamish DH9 6RN



- Located just off the busy A693.
- Ground Floor GIA circa 465 sq.m. (5,000 sq.ft.).
- Currently fully fitted and equipped restaurant.
- Large private car park opposite the site.
- Suitable for a variety of food and retail uses.
- Long lease options available.
- ASKING RENT £48,000 plus VAT.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Sales Particulars

Location

The premises are located within the village of Beamish which is situated to the north east of Stanley. The site lies just off the busy A693 route which is the main road running between Chester le Street and Stanley and is an extremely busy road that runs down towards the A1(M).

This village comprises predominantly residential housing but there is also another very popular an

Description

The property comprises an extensive two storey detached building of traditional stone construction with its own secure car park. The property would be suitable for various uses, including potential retail use or redevelopment.

Gross Internal Area circa 500 sq.m.

Net Internal Areas

Ground Floor

Reception	300 sq.ft. (28 sq.m.)
Lounge Area	300 sq.ft. (28 sq.m.)
Boardroom	330 sq.ft. (31 sq.m.)
W.C.	
Kitchen	
Ladies W.C.	
Gents W.C.	

External **Car Park**

EPC

Rating - C.



Services

Gas, Electricity and Water are installed and there is central heating throughout.

Rates

The premises are assessed as follows:

Rateable Value £6,300 (2026 list)
Rates free incentives subject to status.

Tenure

A new FRI lease is available at a commencing rent of £48,000 per annum plus VAT. Further terms to be agreed.

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 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