BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
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REF: NE2203

North East Commercial
Property & Business Agents

RESTAURANT / 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.**
- **NEW RENT £48,000 plus VAT.**
- **PREMIUM OFFERS OVER £50,000 plus stock.**

0191 487 8566

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RICS

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 another reputable restaurant adjacent to our subject property.

Business Opportunity

The property comprises an extensive two storey detached building of traditional stone construction a large car park opposite.

The property is currently used as a restaurant accommodating up to 100 covers together with an office facility. There is scope for any new tenant to expand the food offering and reconfigure the layout to incorporate a separate bar/lounge area. The property is also suitable for other uses such as retail, medical or office accommodation. A viewing is essential.

Accommodation

GIA circa 500 sq.m.

Ground Floor
Reception / Bar
Restaurant 1
Restaurant 2
Kitchen
Workshop
Gents Toilets
Ladies Toilets
Staff Welfare

External
Car Park



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.

EPC

Rating C.

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

The Property Ombudsman

Part of the Robertson Simpson Group