



# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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## LICENSED EVENTS VENUE also suitable for other uses

123 Scrogg Road, Walker,  
Newcastle upon Tyne NE6 2PR



- Extensive detached licensed property.
- Site Area 1,170 sq.m. (0.29 acres).
- Internal area circa 675 sq.m. (6,762 sq.ft.)
- Allocated parking available.
- Suitable for various leisure uses.
- **RENT £32,000 per annum.**

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## Business Opportunity

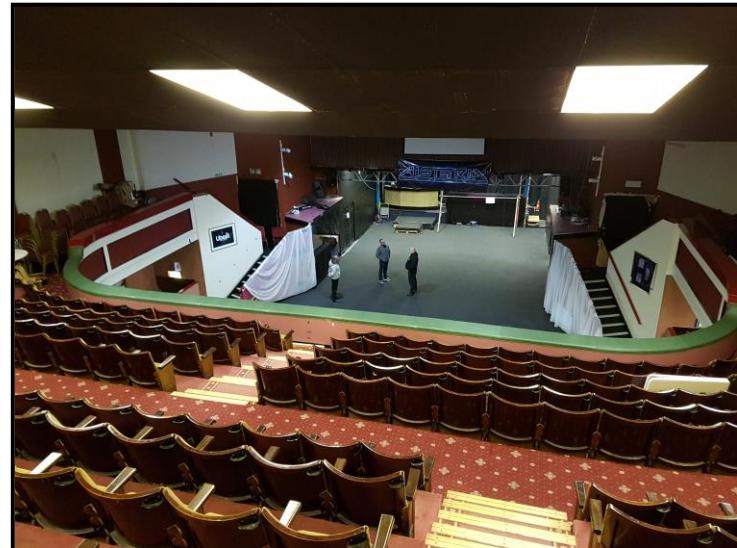
This property is located on Scrogg Road close to its junction with Welbeck Road and in the heart of a densely populated residential area.

The premises are currently operating as a venue for various live events including music, sporting and special occasions and was originally a cinema. The premises has an alcohol license in place and can hold up to 500 persons.

The ground floor offers a pleasant entrance foyer with separate ladies and gents toilets and then into a bar area with the large performing area and stage beyond. The original cinema seating has been removed to create this open performance and standing space.

The two upper floors are accessed by designated stairways and offer gallery seating overlooking the main performance space. There are additional toilet facilities together with a number of offices including the original projector room. There is a secure and dry basement to the rear of the premises and this is accessed from behind the stage.

Viewing is recommended as this is a relatively unique opportunity and the premises could be suitable for a number of related uses, subject to landlord's consent.



### Tenure:

The premises are to be offered on a new FRI lease for a term to be agreed and with a 3 yearly rent review pattern. The rent is £32,000 per annum.

### Licensed Trading Hours:

Monday – Saturday	09.00 till 23.30
Sunday	09.00 till 23.00

### Rates:

Rateable Value £10,000  
Rates free incentives subject to status.

### Fixtures & Fittings:

A full inventory would be supplied prior to any letting.

### EPC:

### Rating D

### 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.