

Food & Drink Opportunity To Let

Michael House, North Burns, Chester le Street DH3 3TF

REF: NE2244



- Previously a Fish & Chip restaurant.
- Located close to main shopping area.
- GIA circa 1,800 sq.ft. (167 sq.m.).
- New lease available.
- External south facing patio space.
- ASKING RENT £20,000 per annum.



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

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

These commercial premises are located within the town centre on North Burns, opposite the Market Place and close to Domino's Pizza and the Tesco supermarket.

Chester le Street is a popular and sought-after market town with good schools, ample amenities and a main line railway station.

This unit is close to a parade that generates high levels of footfall and there is ample car parking nearby.

Description

The premises comprise a self-contained ground floor and first floor space forming part of a larger 3 storey building. Other tenants include a taxi office and a dance school.

The premises previously traded as a Fish & Chip takeaway and restaurant but would be suitable for a variety of uses, subject to landlord's consent.

The unit has been stripped back, and the landlord will work with prospective tenants in respect of any initial works or rent incentives.

Accommodation

The property has been measured with the following Gross Internal Areas;

Ground Floor

Main Space	1,800 sq.ft. (167 sq.m.).
Rear Shop	110 sq.ft. (10 sq.m.).

W.C.

First Floor

Stores	250 sq.ft. (23 sq.m.).
Rear Service Access	



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Tenure

A new full repairing and insuring lease is available at a rent of £20,000 per annum with full terms to be agreed. The incoming tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

Services

Water, gas and electricity is installed.

EPC

Rating TBC.

Business Rates

The premises are assessed as follows:

Rateable Value £ to be reassessed.
Rates incentives subject to individual status.

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.



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