



1-2 The Clavering Centre, Oakfield Road, Whickham, NE16 5BY

- Retail Unit in Affluent Suburb
- Floor Area 122 sq.m. (1,314 sq.ft.)
- Very Well Presented
- Available with Vacant Possession
- Next to Co-op Supermarket
- Nearby Car Parking
- Kitchen & Food Prep Area
- Excellent Passing Trade
- Assignment of Current Lease (expires 2028)
- Fees apply

Rent £25,00 (+vat) per annum

BUSINESS FOR SALE

Location

Whickham is a historic town in North East England, four miles south west of Newcastle upon Tyne and four miles west of Gateshead. Whickham is one of the most affluent towns in the region, benefitting from excellent road communications being located a short distance from the A1 motorway.

Property

The current business trades from a ground floor unit circa 1,314 sq. ft. (122 sq. m.) consisting open plan bistro/bar with circa 64 covers, fully equipped kitchen, office and male/female W.C facilities.

The unit will be available with vacant possession.

Some fixtures and equipment could be sold by separate negotiation.

Tenure

Leasehold – The current Lease runs Until Nov 2028, Where Upon It Can Be Extended Pending Landlord Agreement

A new 10 year lease may also be available

Rent

£25,000 + vat per annum

Deposit

Rental Deposit £6,250

Fees

The assignee will be responsible for all fees, related to the assignment, including agents' fee (£2,000+vat) and landlord's legal fees (TBC).

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £16,750

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H909a

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BUSINESS FOR SALE



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