



4 Waterloo Street, Newcastle upon Tyne NE1 4DF

- Hot Food Takeaway
- 3:00 AM Delivery Licence
- Circa 20 Covers
- £15,000 Deposit Required
- Fully Equipped
- Midnight Trading Licence
- City Centre Location
- Suitable for a Variety of Cuisines

Rent: £15,000 per annum

BUSINESS FOR SALE

Location

The unit is located opposite the City Quadrant a stunning landmark mixed use development situated at the western entrance to Newcastle City Centre within 150m of Central Station. The scheme is part of the Waterloo Square development and forms part of the western gateway to Newcastle's vibrant City Centre. Situated adjacent to the A6082/A189 St James Boulevard on Westmorland Road, an excellent location with Newcastle Central Station, the main Coach Station, the International Centre for Life and the retail core all in close proximity. Newcastle Central Station provides direct Metro access to the east coast, Newcastle International Airport and Sunderland City Centre.

Description

The unit is fully equipped retaining all fixtures and fitting allowing any prospective purchaser to start trading immediately. Located on a raised ground floor, it consists a customer service area, 20 covers, fully equipped kitchen and WC facilities.

Rent

£15,000 per annum

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Deposit

£15,000

Trading Hours (former)

Monday – Sunday 2:00pm – 2:00am

Rateable Value

The 2024 Rating List entry is Rateable Value £6,800

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

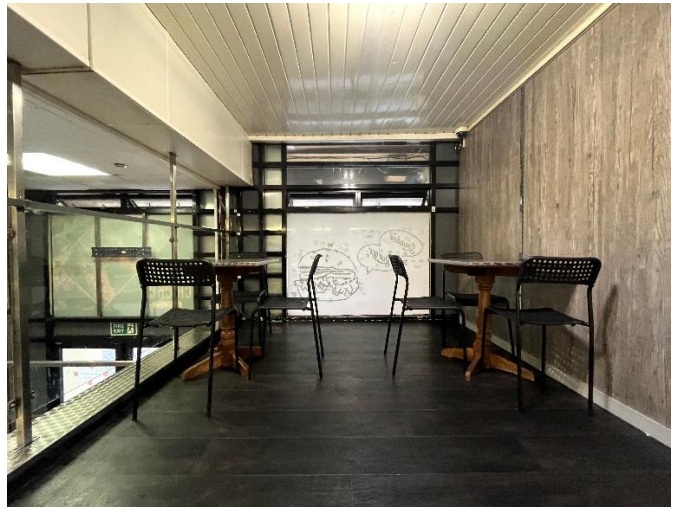
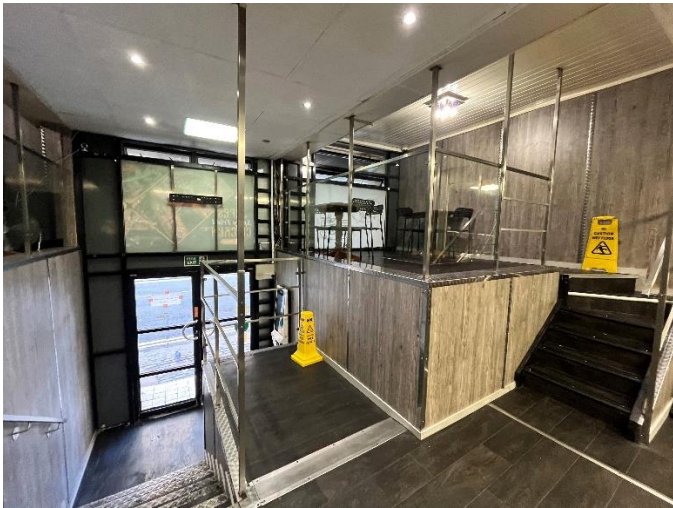
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I140 (Version 1)

Prepared 26th November 2024



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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