



## Rosa Blanca

4 Waterloo Street, Newcastle upon Tyne NE1 4DF

- Former Italian Restaurant
- Ground & Basement Levels
- Multi Storey Parking Opposite
- EPC Rating - D
- Fully Equipped with circa 30 Covers
- Suitable for a Variety of Cuisines
- City Centre Location
- Rent £15,000 per annum

**Price: £38,000 Leasehold**

# 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

We are delighted to offer to the market this former Italian Restaurant. The unit consists ground floor open plan seating area / kitchen with circa 30 covers, customer & staff W.C facilitates with basement for storage. The unit was formerly occupied by Rose Blanca a Italian restaurant although the space would suit a variety of cuisines.

## Tenure

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

## Price

£38,000 Leasehold

## Rent

£15,000 per annum.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £7,000

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

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 H157 (Version 1)**

**Prepared 27<sup>th</sup> January 2025**



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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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