

TO LET

Fully Fitted Restaurant Premises

33-35 Broadway, Darras Hall, Ponteland NE20 9PW

LOCATION

The property is situated in the centre of the Darras Hall estate between the junctions of Middle Drive and Darras Road at the Broadway Shopping Centre.

National occupiers within the retail parade include Co-operative Food, Boots the Chemist & Newcastle Building Society- with regional retailers including, Dulais Dry Cleaners, HB Opticians & Carousel Cards & Gifts and the award winning Haveli restaurant.

ACCOMMODATION

The property provides a circa **80** cover licensed restaurant and bar area at ground floor level to the front of the building with a kitchen and disabled, male and female w.c. accommodation plus storage areas to the rear. Whilst in need of some cosmetic refurbishment, the fully fitted nature of the property gives an excellent basis for a new occupier to re-launch the restaurant off a relatively low cost base.

The unit provides the following dimensions & floor areas:

Internal width	11.38m	(37'4")
Front sales depth	8.13m	(26'8")
Dining area	93sqm	(996 sq ft)
Kitchen	27sqm	(291 sq ft)
Storage	16sqm	(169 sq ft)

LEASE TERMS

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed of minimum length 10 years.

RENT

Offers in the region of £39,750 pax. are invited.

BUSINESS RATES

The premises **have not yet been separately assessed** for rating purposes. Based on the current figures listed for the property, the rating authority assess the ground floor element of the building at an RV of £36,219. The current Uniform Business Rate for 2014/2015 is set at 0.482 pence in the pound. Interested parties should verify the above information and understand if there is any business relief available by making contact with the local rating authority directly.



ENERGY PERFORMANCE

The unit has been assessed as **D 93**. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

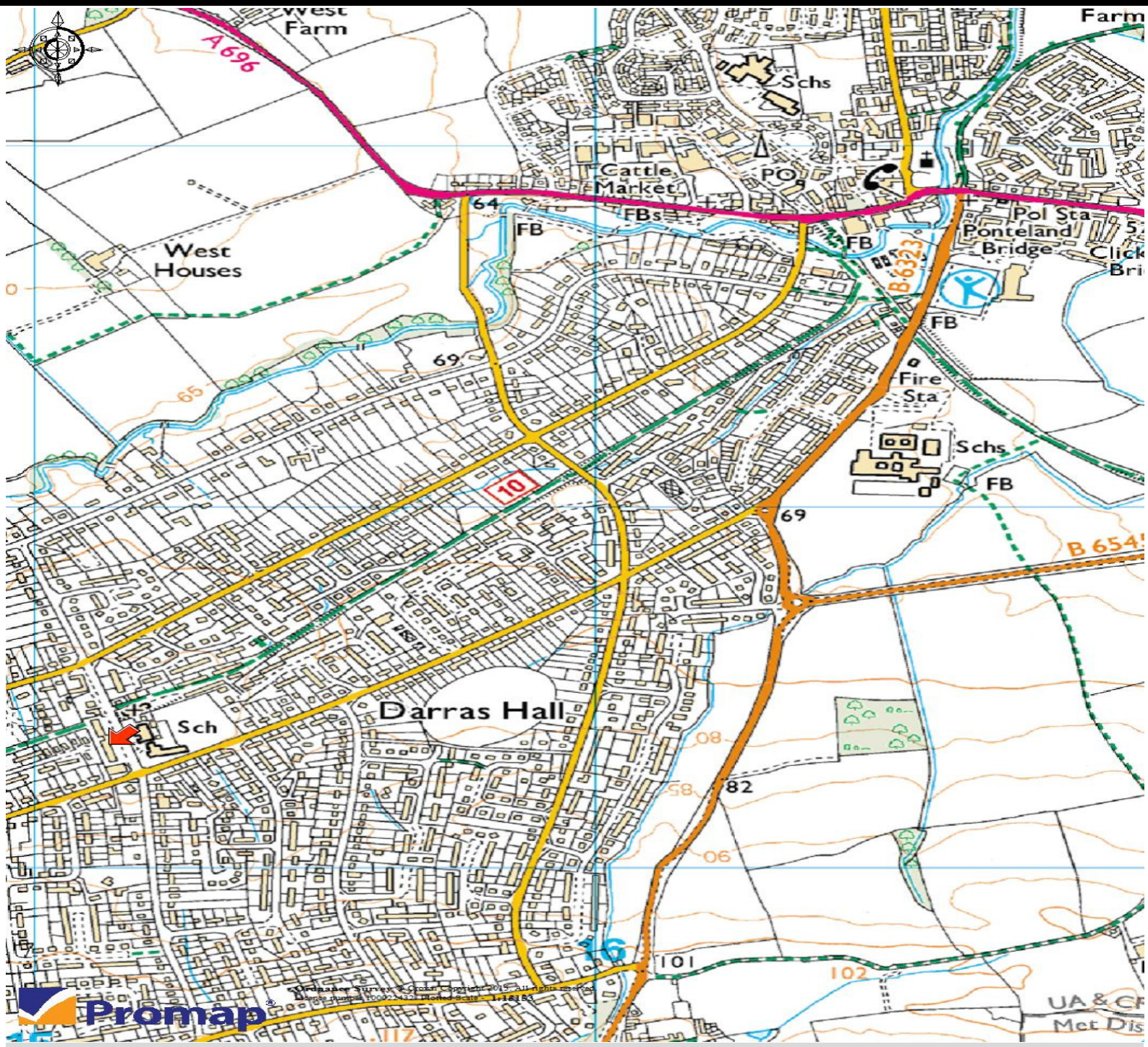
VAT

All figures within these terms are exclusive of VAT where chargeable.

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