

TO LET ON NEW LEASE

Partially fitted Restaurant Premises adjacent to Easy Hotel

15 Side Newcastle upon Tyne NE1 3JE



LOCATION

The property is situated close to the junction of Side with Sandhill and Queen Street at the lower section of Dean Street. The area is very popular with all forms of occupier including restaurants bars, hotels and offices.

The premises sit adjacent to the Easy Hotel with other occupiers nearby including Babucho, Crown Posada, Akenside, Uno's and Aveika. The River Tyne and Quayside are a short distance away.

ACCOMMODATION

The premises form part of the ground floor of the Easy Hotel and is currently set up as a boutique restaurant. The property offers space at ground floor and mezzanine levels with the kitchen at the rear of the main dining area with prep and storage space to the rear of the building. There is a gated access to a small shared yard area for refuse to the side of the prep area.. The premises formerly traded as Hugo's and have been largely stripped back however the bar area, raised seating area & kitchen extraction system remains in place.

Gross internal floor areas are as follows:

Ground floor dining & kitchen	79 sqm (853 sqft)
Ground floor back of house	35 sqm (372 sqft)
Mezzanine Dining	37 sqm (397 sqft)
Mezzanine Store	3 sqm (32 sqft)
TOTAL AREA	154 sqm (1,654 sqft)

BUSINESS RATES

The premises are currently entered into the Valuation List with an RV of £26,500 from 1st April 2023. The current Uniform Business Rate is 0.499p in the £ making rates payable £13,224. Interested parties should verify this rating information with the local rating authority directly and check if there is any assistance available.



ENERGY PERFORMANCE

An EPC has been requested

TERMS OF OFFER

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rental offers are invited in the order of £30,000 per annum. **The landlord may reasonably request a rental deposit subject to status.**

PLANNING

The premises have the benefit of a Class E consent making the property suitable for a wide variety of retail uses subject to landlords consent.

LEGAL COSTS

Each party is to bear their own legal costs however the landlord reserves the right to request an undertaking for costs to be classed as a heads of terms deposit, prior to lease issue to be used should the prospective leaseholder withdraw from the transaction once solicitors have been instructed.

VAT

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

SEPTEMBER 2023

**Reid
Birkett**

Commercial Property Consultants

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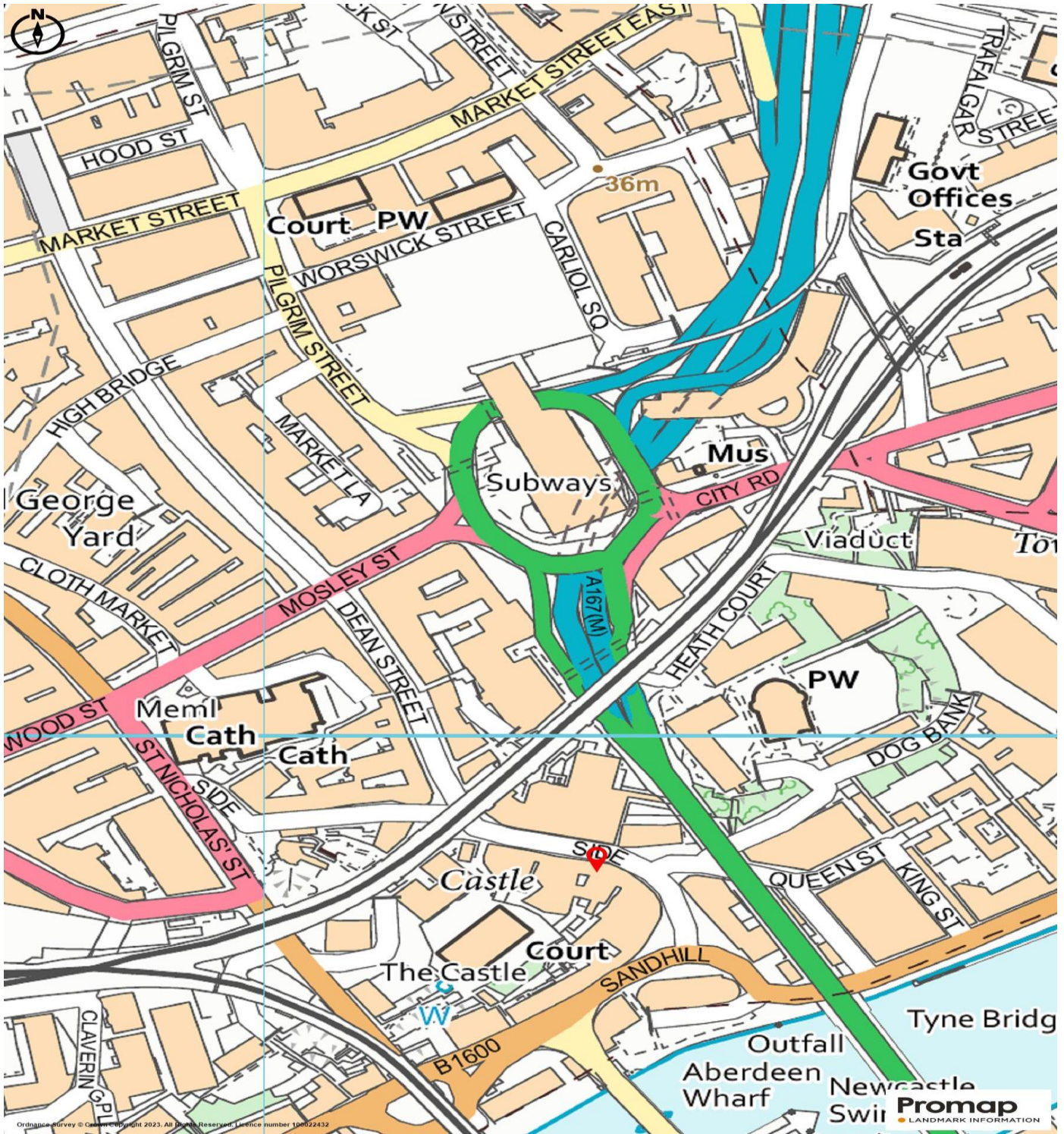
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