

TO LET

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Incorporating

City Centre Restaurant

**53 Stowell Street
Newcastle upon Tyne
Tyne & Wear
NE1 4YB**

**johnson
tucker**
chartered surveyors & property consultants



- Ground Floor & Basement restaurant
- Total Size: 272 sq m (3,046 sq ft)
- Nearby Occupiers include Bubble Cha, Palace Garden Restaurant and Wing Hong Supermarket
- Asking Rent: £27,000 per annum



LOCATION

The property is situated on Stowell Street in the centre of Newcastle upon Tyne in the area well known locally as China Town. The street is home to a number of Chinese and other east Asian restaurants and other businesses associated with this community including a Chinese supermarket. The building is the last building on Stowell Street, next door to Bubble Cha Traditional Taiwanese Bubble Tea and opposite Wing Hong Supermarket and a short walk from Hadrians Tower.

DESCRIPTION

The property comprises the ground floor and basement of this four storey end terraced building. The property is of traditional brick construction under a slate pitched roof. The property was last used as a restaurant and thus has Use Class E permissions. The property provides open plan ground floor accommodation with a large ancillary basement space.

ACCOMODATION

The property has the below net internal area;

Ground Floor	162 sq m	1,744 sq ft
Basement	110 sq m	1,302 sq ft
Total	272 sq m	3,046 sq ft

TERMS

The premises are available by way of a new effective full repairing and insuring lease at £27,000 per annum (exclusive). All other terms are to be agreed by negotiation.

EPC

The property has an energy performance certificate rating of D80.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows: -

2017 Rateable Value: £40,000

2023 Rateable Value: £31,000

The Small Business rate for the year 2022/2023 is 49.9 pence in the pound.

Please note the rateable value will be re-assessed as the property is currently being re-configured and the total floor area will be smaller than that on the current RV.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 07754 584 192 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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