



Sanderson  
Weatherall

TO LET



FORMER ROYAL EMPEROR, 30-32 STOWELL STREET, NEWCASTLE UPON TYNE, NE1 4XQ

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### Fully Fitted City Centre Restaurant

New FRI lease for a term of years to be agreed

Rental Offers invited with terms to be agreed subject to contract

Incentives available

Total Area : 273.89 sq m (2,948 sq ft)

### Rateable Value

With effect from 1 April 2017 we understand that the property is assessed for rating purposes as follows:-

Rateable Value      £37,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

### Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available for inspection upon request in due course.

### VAT

All rents quoted are deemed exclusive of VAT.

### Services

We understand that the property has all main services connected, however, any interested party should make their own investigations with regard to this matter.

### Legal Costs

Each party is to be responsible for their own legal costs incurred throughout the transaction.

### Accommodation

We understand that the property provides the following approximate net internal areas:

Description	Sq m	Sq Ft
Ground Floor: Restaurant/Bar	85.13	916
Kitchen / Servery	7.45	80
Public Toilet	2.83	30
First Floor: Restaurant	65.4	704
Kitchen	7.52	81
Public Toilets	23.38	252
Second Floor: Kitchen / Internal Storage	82.18	885
<b>Total Area</b>	<b>273.89</b>	<b>2,948</b>



### Location

The subject premises is situated on Stowell Street located in the heart of Newcastle City Centre and is well known as 'China Town'. The principal occupiers are Oriental and South East Asian restaurants although there are one or two other businesses associated with the Chinese community including the Chinese supermarket. The street benefits from a strong number of complimentary restaurant operators including Neptune Seafood, Hanna Hanna, The Mandarin, Happiness 2, Palace Garden and Landmark. The main entrance to Aspers Casino is also in close proximity.

Newcastle upon Tyne is located in the North East of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport is 7 miles north west of the City Centre providing international and domestic services.

There has been ample developments within the City Centre over the course of the past few years including the new student developments nearby at Liberty Plaza/Science Central and also the new Premier Inn which is a short distance away.

### Description

The subject property is a three storey steel framed building with brick infill walls and fascia's arranged as a Chinese restaurant of which is fully fitted. The top floor occupies the main kitchen facility with the ground and first floor accommodating customer seating areas. A dumb waiter has been installed servicing each individual floor plate. The first floor plate also accommodates male and female WC facilities along with a disabled toilet at ground floor level to meet with DDA compliance regulations.

The premises benefits from air conditioning, gas heating system via combi boiler, CCTV and fire alarm system and good frontage facing directly onto Stowell Street. On-street parking is readily available and The Gate multi-storey car parking approximately 100 yards away.

### Lease Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed

### Asking Rent

Rental offers invited with terms to be agreed subject to contract  
Incentives available



50 metres



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