



**Lease For Sale
Or To Let**

**Prominent
Restaurant
Unit**

**46 Pudding Chare
Newcastle upon
Tyne
NE1 1UE**

Rent £17,900 pa

Location

The subject property is located on the northern end of Pudding Chare opening out onto the Bigg Market. This location is popular for restaurant occupiers being close to the heart of the city centre and Newcastle night life. The property occupies a ground floor and basement with neighbouring occupiers including Raj Tandoori, Puccini's and Adventure Camping. Towards the southern end of Pudding Chare is a brand new student development complex due to open at the latter part of 2016. Also nearby the Newgate Shopping Centre is currently undergoing redevelopment works and the Bigg Market has plans in place to undergo refurbishment works in the near future.



Description

The property comprises a ground floor restaurant/bar area able to accommodate circa 70 covers. A fully fitted kitchen along with public and staff wc facilities are provided at basement level. The property is of traditional brick construction where the brickwork has been painted externally and benefits from good frontage facing directly onto Pudding Chare providing sufficient levels of natural light to the restaurant. The property currently has consent for A3 use class under the Town and Country Planning Use Classes Order 1987 but other uses may be considered subject to planning.



Accommodation

The property provides the following approximate dimensions and Net Internal floor areas:-

Description	Sq m	Sq ft
GF Restaurant	82.7	890
Basement Kitchen	33.8	364
Basement Storage	15.8	170
Basement WC	21	226
Total Area	153.3	1,650

Lease Terms

Offers are invited for the benefit of our clients leasehold interest. Alternatively an assignment of the premises or sub-lease is available on an FRI basis with terms to be agreed.

The premises are held for a term of 36 years effective from 31 March 1989 on a full repairing and insuring basis. Rent review pattern every 4 years of the term.

Rent

The current passing rent is £17,900 per annum subject to contract.

Rateable Value

With effect from the 1st April 2010 we understand the property is assessed for rating purposes as follows:

RV	£18,500
UBR 2016/17	49.7p
Rates Payable	£9,195

VAT

All rents are deemed exclusive of VAT.

EPC

The property benefits from an Energy Performance Asset Rating of Band C (58). A full copy of the EPC is available upon request.

Legal Costs

Each party to bear their own legal costs incurred in the letting of the property with any VAT thereon.



Viewings & Further Information

Strictly by prior appointment with the agents:

Contact: Mark Convery
Tel No: 0191 269 0103
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Contact: Charlotte Marshall
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