

**TO LET**



**RESTAURANT OPPORTUNITY**  
**Stockbridge House, Newcastle upon Tyne NE1 2HJ**

**SW**

Sanderson  
Weatherall





## Key Points

- **Newcastle Quayside Location**
- **Asking Rent: £120,000 per annum exclusive**
- **Size: 7,263 sq ft (674.78 sq m)**
- **Subject to Contract**

## Location

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, 7 miles North West of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the South East, South Shields 14 miles to the east and Carlisle 58 miles to the west.

The property is situated on Pandon Bankside as part of the Trinity Gardens development located centrally on Newcastle Quayside. The property forms part of Stockbridge House which occupies a prime position in the heart of Newcastle's Quayside, a short walking distance from the Magistrates Court. The ever-popular Quayside is home to many retail, leisure and office operators benefitting from the iconic views of the River Tyne, Millennium Bridge, Tyne Bridge, The Glass House (Sage) and the Baltic Flour Mill.

Occupiers in the immediate vicinity include Silk Room, Café 21, Broad Chare, Head of Steam, Slug & Lettuce, Hard Rock Café, Aveika, Pitcher & Piano, Tomahawk Steakhouse amongst numerous other national and regional operators.

## Accommodation

We understand that the property has an approximate Net Internal Floor Area as follows:

Description	sq m	sq ft
Ground Floor Restaurant	660.01	7,104
Ground Floor Internal Storage	14.77	159
<b>Total</b>	<b>674.78</b>	<b>7,263</b>





## Description

The subject leisure opportunity forms part of Stockbridge House which comprises a mixed-use building of portal steel framed construction with brick elevations dating back to circa 2006 build. The property provides a ground floor restaurant formerly occupied by Piccolino's which offers a spacious elongated open plan layout internally with kitchen and WC facilities. The property's main attraction is the arched aluminium framed frontage with full floor to ceiling glazing which provides copious amounts of natural light to enter internally. The immediate vicinity is built of mainly Grade A office supply along with numerous well established leisure venues.

Stockbridge House provides a 5 storey multi-storey car park situated directly above the unit which can accommodate up to approximately 408 vehicles daily with office accommodation on the top floor level. There is also numerous transport links available only a short walking distance from the venue via metro, rail or bus. Commercial opportunities situated on the Quayside are currently in high demand and even more so now with the plans that Sage has to deliver a 12,500 capacity international arena, exhibition and conference centre which is estimated to attract circa 1 Million annual visitors to events accompanied with creating 2,000 new jobs in the area. The proposed development is on the Gateshead side of The River Tyne only a short walking distance from the subject property. Further information in relation to the arena can be obtained by following the link below:

[The Sage - International Arena & Business Centre | Sage UK](#)

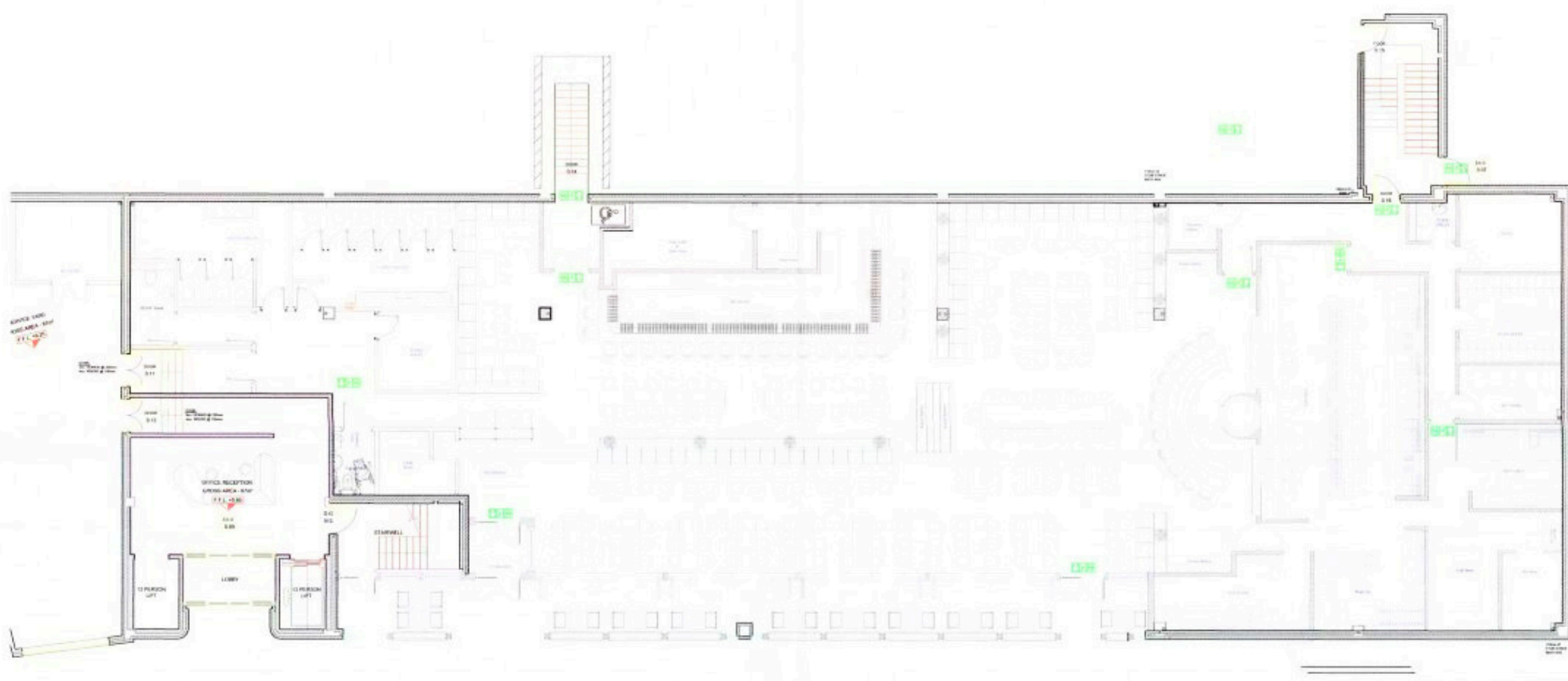
## Use/Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Authority, Newcastle City Council.

## Energy Performance Certificate

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



## Asking Rent/Lease Terms

The property is available by way of an effective Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £120,000 (One Hundred and Twenty Thousand Pounds) per annum exclusive of VAT, subject to contract.

## Insurance

The Landlord is responsible for insuring the building and recovering the premium from the Tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.

## Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations with regard to this matter.





## Business Rates

With effect from the 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Rateable Value:	£125,000
Rates Payable:	£68,250 (Estimated)

The National Non-Domestic Rating Multiplier is set at 54.6 pence in the pound for rateable values above £51,000 and 49.9 pence in the pound for rateable values below £51,000 for the rates year 2024/25.

The subject property may be subject to transitional phasing and as such, multiplying the Rateable Value by the National Non-Domestic Rating Multiplier may not give a true representation of the rates payable. Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

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



**Further Information**

Strictly by prior appointment with the agents:

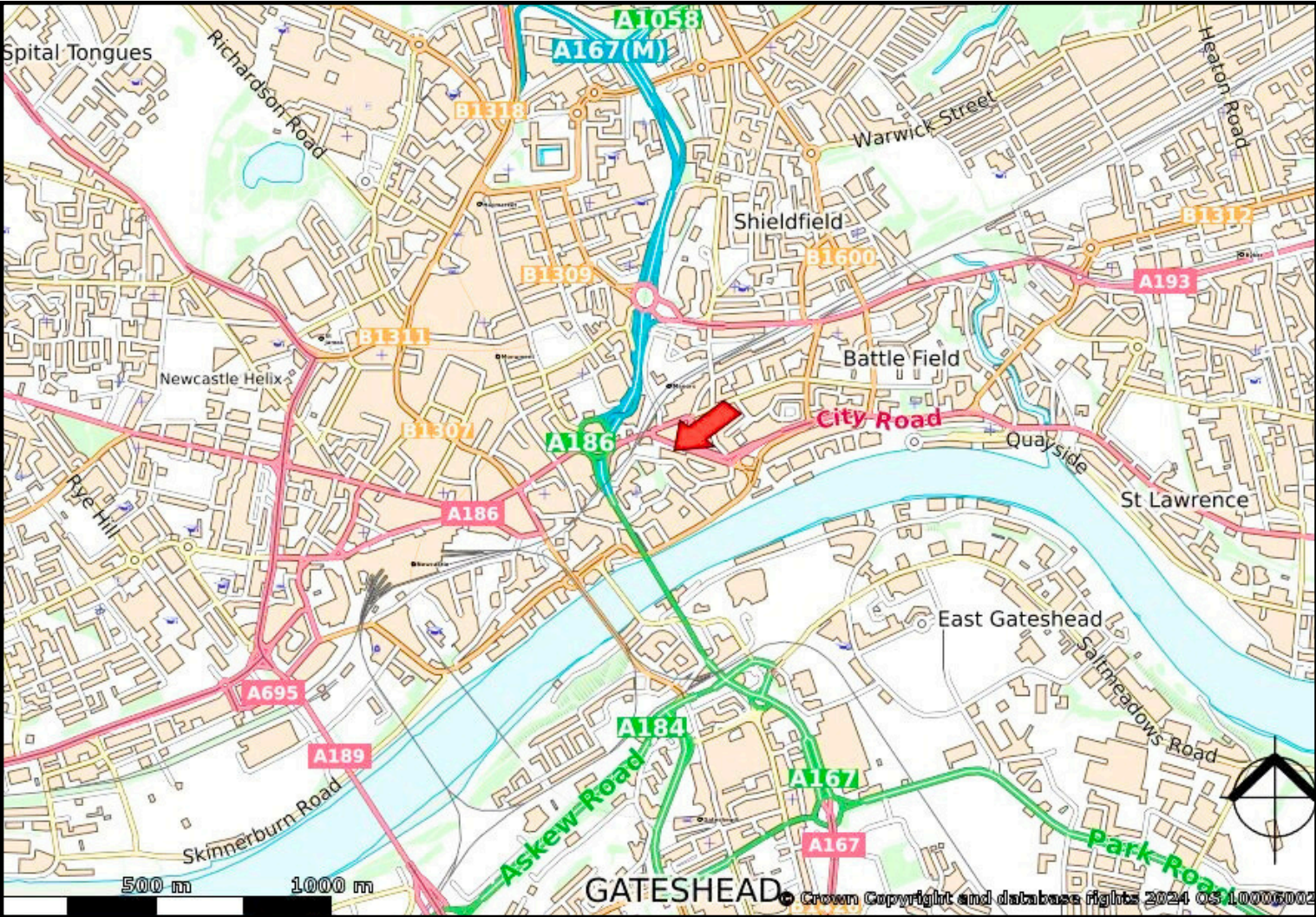
Mark Convery  
07525 872 141  
mark.convery@sw.co.uk

or

James Fletcher  
07894 411 871  
james.fletcher@sw.co.uk

Sanderson Weatherall  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

June 2024



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL