



Rosa Blanca

4 Waterloo Street, Newcastle upon Tyne NE1 4DF

- Former Italian Restaurant
- Ground & Basement Levels
- Multi Storey Parking Opposite
- EPC Rating - D
- Fully Equipped with circa 30 Covers
- Suitable for a Variety of Cuisines
- City Centre Location
- Rent £15,000 per annum

Premium £30,000

BUSINESS FOR SALE

Location

The unit is located opposite the City Quadrant a stunning landmark mixed use development situated at the western entrance to Newcastle City Centre within 150m of Central Station. The scheme is part of the Waterloo Square development and forms part of the western gateway to Newcastle's vibrant City Centre. Situated adjacent to the A6082/A189 St James Boulevard on Westmorland Road, an excellent location with Newcastle Central Station, the main Coach Station, the International Centre for Life and the retail core all in close proximity. Newcastle Central Station provides direct Metro access to the east coast, Newcastle International Airport and Sunderland City Centre.

Description

We are delighted to offer to the market this former Italian Restaurant. The unit consists ground floor open plan seating area / kitchen with circa 30 covers, customer & staff W.C facilitates with basement for storage. The unit was formerly occupied by Rose Blanca a Italian restaurant although the space would suit a variety of cuisines.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Price

£30,000 Leasehold

Rent

£15,000 per annum.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £7,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

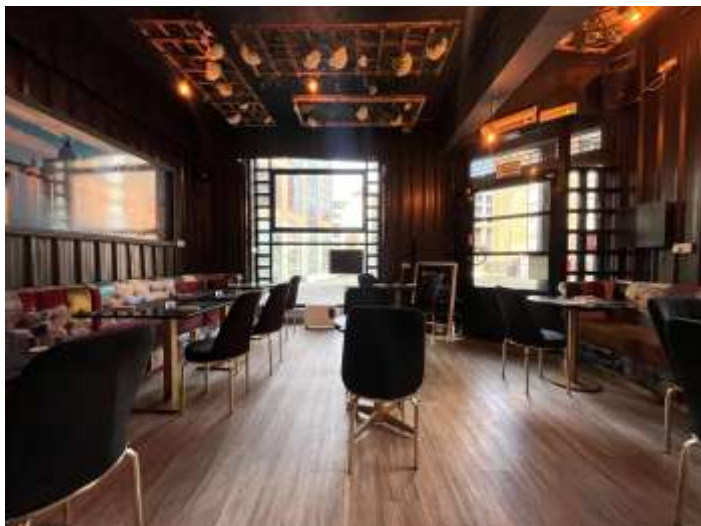
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H157 (Version 1)

Updated April 2025

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