



42 Dean Street, Newcastle upon Tyne, NE1 1PG

- City centre restaurant / café
- Total area (ground & basement): 113 sq. m. (1,222 sq. ft.)
- Thriving leisure and nightlife quarter with strong footfall
- Suitable for a variety of cuisines
- Premises licence with food and alcohol provision
- Three phase electricity
- Available due to the current occupier's relocation
- New lease terms available
- Rent £22,000 + vat per annum

Price: £29,950 Leasehold

COMMERCIAL

Location

The premises benefit from a highly desirable position on Dean Street, close to its junction with Mosley Street, at the heart of one of Newcastle's most vibrant and sought-after areas. This location forms part of the city's thriving leisure and nightlife quarter, attracting high levels of footfall throughout the day and evening.

It is ideally situated within walking distance of the Quayside, Newcastle's main retail core, and Newcastle Central Railway Station, ensuring excellent connectivity and a strong customer base from both local residents and visitors.

Description

The unit is located on the ground floor and basement levels of an attractive grade II listed three storey property.

The ground floor being 73.32 sq. m. (789.2 sq. ft.) is open plan with customer W/C facilities.

The basement being 40.32 sq. m. (434 sq. ft.) is a kitchen, pre/store area, and staff W/C facilities.

This is a genuine sale, as the current tenants have successfully relocated their central kitchen facility to Ouseburn. The majority of fixtures and fittings will remain in place, with the exception of the espresso machine, coffee grinder, and certain other items.

Notice

The unit can not be used for a convenience store or off-licence due to a conflict.

Licence

We have verbally been informed the property has a premises licence. Food shall be available to purchase at all times that alcohol is available for sale. Monday – Sunday 8:00am – 11:00pm.

Price

The unit is available with a premium of £29,950, reflecting its prime location and fixtures and fittings.

Tenure

Leasehold – A new lease will be available by the landlord.

Rent

£22,000 + vat per annum (paid quarterly in advance)

Deposit

£5,500 + vat per annum

Rateable Value

The 2025 Rating List entry is Rateable Value £15,750.

Costs

The ingoing tenant is responsible for the landlord's legal fees.

Viewing

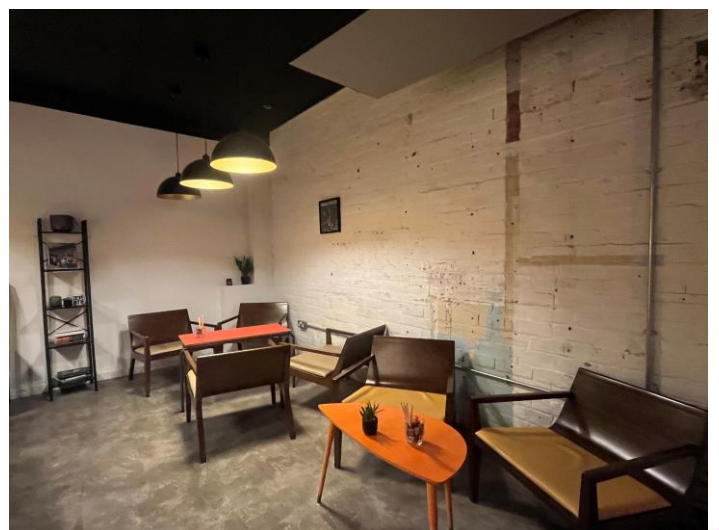
Strictly by appointment through this office.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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 I313 (version 2)

Prepared 30th September 2025



COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



RICS

The mark of
property professionalism worldwide

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



RICS

The mark of
property professionalism worldwide