



Former Mood Bar & Restaurant, 8 Market Place, Bedlington NE22 5TN

- 80-cover restaurant complemented by a separate 80-capacity bar area
- 50-capacity front terrace seating
- Fully fitted commercial kitchen (new in 2023)
- Brand new VOID professional sound system
- Prime central location in the heart of Bedlington
- Rear car park access
- Available immediately for occupation

Rent: £28,600 +VAT per annum

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Location

The property occupies a prominent and highly visible position on Bedlington's main High Street, at the heart of a mixed-use commercial and residential area. The property enjoys direct frontage onto the town's principal retail route, benefiting from regular footfall and strong local visibility.

Bedlington is a well-established Northumberland town, approximately 10 miles north-east of Newcastle, with excellent access via the A1 and regional road links. The town is also benefiting from ongoing regeneration projects, including the reinstatement of the Bedlington rail station as part of the Northumberland Line.

Description

An exciting opportunity to acquire a fully fitted bar and restaurant premises in a prime central location in the heart of Bedlington.

This substantial venue offers versatile hospitality space with excellent frontage and strong surrounding footfall, positioned next to major new developments including a new B&M and Starbucks opening soon, plus additional retail development to the rear.

Property Features:

- 80-cover restaurant area
- 80-capacity bar area
- 50-capacity front terrace – ideal for outdoor dining & drinks
- Fully operational commercial kitchen – *brand new in 2023*, including Rational oven, fryers, fridges, freezers, passthrough dishwasher and more
- Spacious cellar
- Brand new VOID sound system
- Rear car park access

The premises is ready for immediate occupation and is perfectly suited for an experienced operator looking to establish or expand within a growing town centre location.

Trading History:

- Turnover year ending August 2023: £500,000+ (*Turnover reduced thereafter due to previous operator circumstances.*)

Key Information:

- Available now
- May consider splitting into separate bar and restaurant units
- Serious enquiries only
- Suitable for experienced operators with a proven track record

Tenure

Leasehold – A new lease is available subject to terms and conditions.

Rent

£28,600 +VAT per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £15,500

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