



## 16 Carlisle Street Felling, NE10 0HQ

- Ground Floor Takeaway Unit
- Floor Area 57.92 sq.m. (623.4 sq.ft.)
- Equipped Former Takeaway
- Suitable for a Variety of Uses (stpp)
- On Street Parking
- Nil Premium
- New Lease Terms Available
- Low/No Rates to Pay

**Rent: £7,800 per annum**

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## Location

The unit is located on Carlisle Street Felling is within walking distance of Felling Metro Station, Brandling Primary School and Christ Church. It also has the huge benefit of being between The Old Fox & Wheatsheaf public houses with the Malting House public house also within walking distance.

## The Property

The unit is situated on the ground floor of an end terrace two storey property, there is ample on street parking directly outside.

The unit consist a service area, kitchen, preparation area and w/c is fully equipped for trade including and extractor system, 2 pan fryers, kebab rotisserie, 4 pan gas oven, double pizza oven, potato chipper, potato peeler, dough mixer, 4 pan ban marie, various fridge freezers and stainless steel sink. The floor area is 57.92 sq. m. (623.4 sq. ft.)

There is no premium to pay, for the equipment & fixtures.

## Tenure

Leasehold.

A new lease is available, terms and conditions to be agreed. The in-going Tenant will be responsible for the agency fee of £1,000+vat (£1,200 inc vat) upon completion of the Lease.

## Rent

£7,800 per annum

## Upfront Requirement

Deposit/Personal Guarantor and Advance Rent may be required.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £2,700

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.

## Important Notice

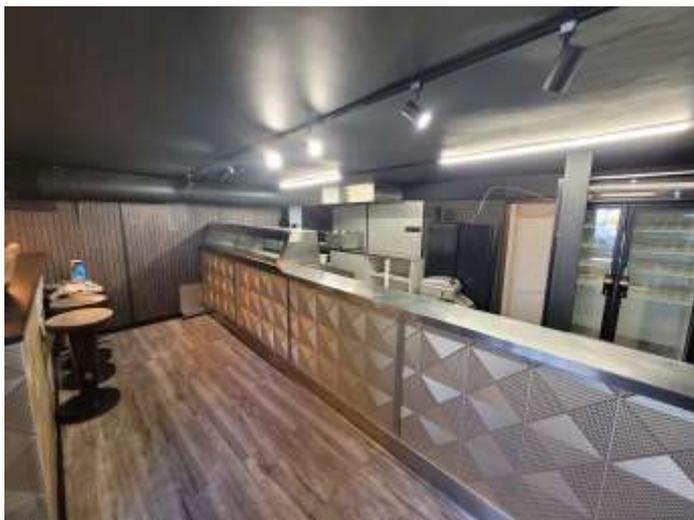
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: I414 (version 1)**

**Prepared 5<sup>th</sup> March 2026**



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