

TO LET

Ground Floor, Addison Court , Haig Crescent,
Armstrong Road, Newcastle Upon Tyne,
NE15 6AW



New fully fitted café and kitchen

1,275 Sq Ft (118.45 Sq M)

- Café or catering opportunity
- New fully operating kitchen
- Possible 'dark kitchen'
- Outdoor seating area
- On site catering opportunity
- Parking provisions

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NE15 6AW

Location

The property is located in Benwell just off Haig Crescent which is a primarily residential street.

It is well-connected to Newcastle's city centre by public transport, and the surrounding neighbourhood offers local amenities like shops, schools, and parks.

The area is also near the A1, providing easy access to other parts of Newcastle and the wider region.

Description

The café and kitchen are located in the ground floor of Addison Court, which is an assisted living development in Benwell.

The spacious ground floor café has ample space for seating, with large windows that let in plenty of natural light. The café also benefits from a fully operating kitchen including appliances such as refrigerators, freezer, 6 burner oven, fryer, grill and ample prep area.

The property is located in a densely populated residential area, directly opposite a large new build housing development on Armstrong Road.

Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
Kitchen	436	40.5
Café Area	699	64.94
Store Room	140	13.01
Total	1,275	118.45

Rent

£12,000 Per Annum

Service Charge

There will be a service charge payable and is available upon request.

Building Insurance

Available upon request.

EPC

The building has an EPC rating of B(43)

Rateable Value

Available upon Request

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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