

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2202



North East Commercial
Property & Business Agents

RESTAURANT OPPORTUNITY t/a "Bangrak Thai"

1 - 3 The Side,
Newcastle upon Tyne NE1 3JE



Sales Particulars

- Sales circa £350,000 per annum.
- Located within substantial 4 storey premises.
- Busy position within the Quayside "circuit".
- Extends over 2 floors (1,350 sq.ft. / 125 sq.m.).
- Dining space for 50+ covers.
- New lease available at £18,700 per annum plus VAT.
- LEASEHOLD £95,000 / OFFERS.

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Location

The business occupies an enviable position on The Side, close to the junction with Queen Street and Quayside.

This part of the City is a popular location for good quality restaurants and bar and **Bangrak Thai** forms part of a larger terrace located within this busy leisure district. Other nearby occupiers include **Solstice** and **House of Tides** and there are also now a wide selection of hotels in this part of the City which has generated increased levels of captive trade.

Business

Bangrak Thai has been open since 2018 offering a range of high-quality Thai food to a well-established customer base. The majority of the trade is from eat in diners (70%) with the remainder from collections and deliveries.

The premises are configured to provide restaurant space on the ground floor (circa 20 covers) and another larger dining area on the first floor (circa 32 covers) with pleasant views over The Side. Separate gents and ladies toilets are on the ground floor with the kitchen on the first floor.

The restaurant currently opens evenings only but there is scope to offer a lunchtime service as there is plenty of daytime passing trade in this part of town. The restaurant has a good local reputation and new operators could develop this theme or alternatively take the food offer in a different direction.

Trading Hours

Monday - Sunday 5pm - 9pm

Staff

The business is operated by our client with the help of 7 members of staff.

Services

Electricity, Water and Gas are installed to the site.

EPC

Rating C.



Tenure

The premises are available on a new 10 year FRI lease at a passing rent of £18,700 per annum plus VAT. Full details on application.

Business Rates

The premises are assessed as follows:
Rateable Value £24,250 (2026 Listing)

Accommodation

Floor area 125 sq.m. (1,350 sq.ft.)

Ground Floor

Dining Room 1
Ladies Toilets
Gents Toilets

First Floor

Dining Room 2
Kitchen

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property