



3A Keelman Square

Quayside | Newcastle upon Tyne | NE1 3DX

FITTED RESTAURANT PREMISES, SUITABLE FOR A RANGE OF USES, SUBJECT TO PLANNING



Location

Set next to the iconic River Tyne, Newcastle's Quayside offers a blend of heritage, culture and contemporary living. Once the historic heart of maritime trade, the Quayside has been regenerated into one of the city's most desirable locations, renowned for its architecture, riverside and leisure amenities.

Home to some of the largest office occupiers, including KPMG, Norton Rose Fulbright and Stantec, East Quayside offers a bustling business and visitor destination.

The area is complemented by an array of bars, acclaimed restaurants, boutique hotels and cultural landmarks such as the BALTIC Centre for Contemporary Art and The Glasshouse, making it a hub for leisure and entertainment.

Well positioned for both work and lifestyle, the Quayside is within easy walking distance of Newcastle city centre, with excellent transport connections across the North East and beyond.

Description

Formerly Gusto, the property has a layout commensurate with an established restaurant operation but could be suitable for a range of alternative uses, subject to planning and other relevant statutory consents.

The property benefits from a striking frontage, incorporating two-storey curtain wall glazing, with its own front door and associated servicing access to the rear, surmounted by a pitched and hipped roof.

The ground floor comprises an open-plan configuration with a fully fitted kitchen and bar, complete with integrated appliances for commercial use. A feature open staircase provides direct access to the mezzanine level, which offers flexible floor space overlooking the main atrium.





Accommodation

Accommodation	Gross Internal Area (sq.ft)	Net Internal Area (sq.ft)
Ground Floor	3,086	2,840
First Floor	2,727	1,811
Second Floor	748	-
Total	6,561	4,651

Alternative Uses

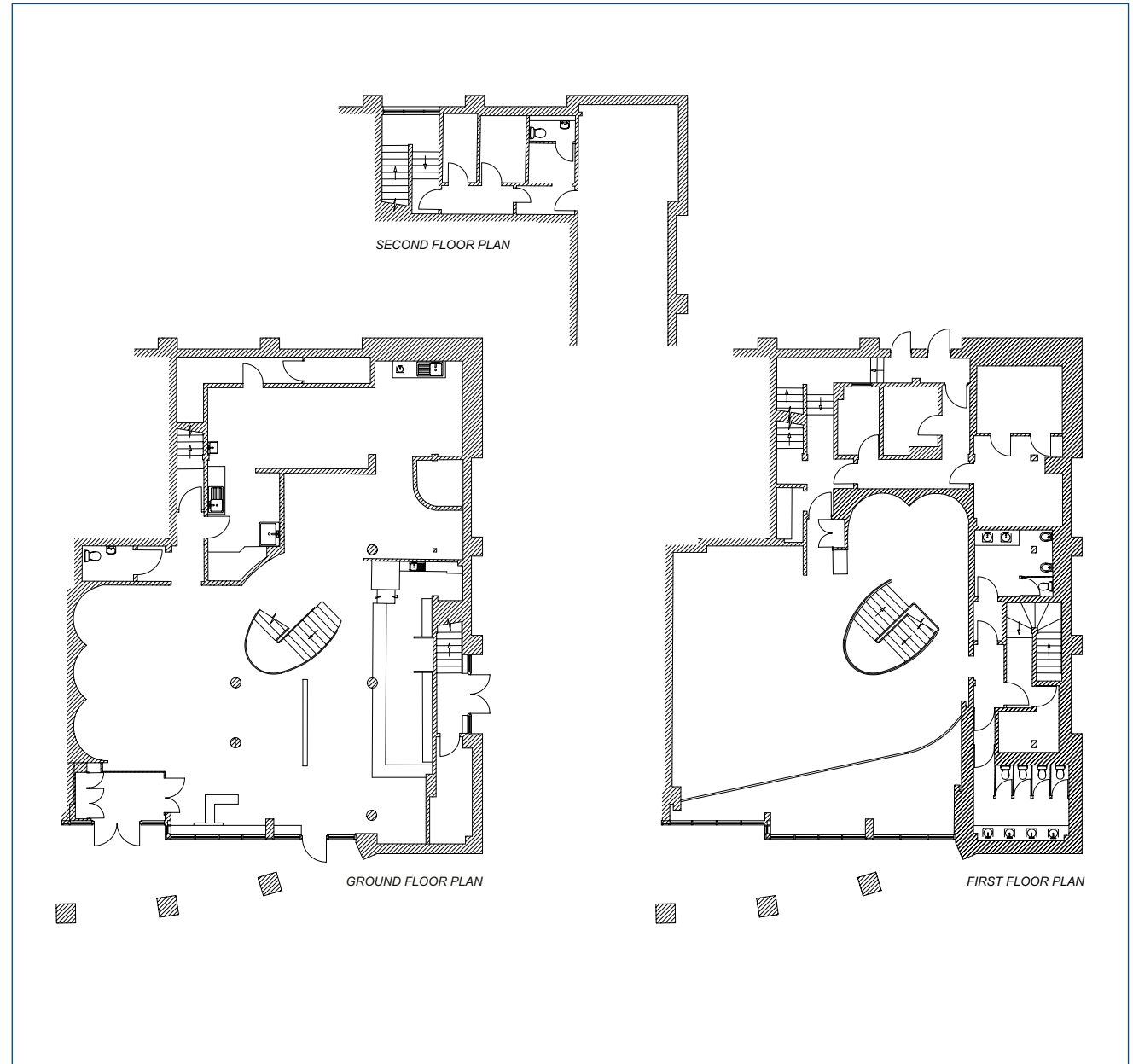
Office

The property is located in a desirable business area of the city, with surrounding occupiers including Ward Hadaway, Norton Rose Fulbright, KPMG and Stantec. The property provides space with the potential for conversion into office accommodation, and the layout makes the property well-suited to create an office with its own front door benefitting from prominent frontage onto the Quayside.

Medical Uses

The property could lend itself to medical, or other healthcare uses subject to the necessary planning and other statutory consents.

All interested parties should make their own enquiries into potential alternative uses.



Further Information

Rent & Lease Term

The property is available by way of a new effective FRI lease for a term to be agreed at a rent of £95,000 pa, exclusive of VAT.

External Terrace

The property fronts an external terrace area as highlighted gold on the plan. This area can be made available by way of a separate agreement. Full details available on request.

Car Parking

11 car parking spaces are available in Sandgate Car Park under an existing lease on a peppercorn rent.

Rateable Value

According to the VOA, the property has a current rateable value (1 April 2023 to present) of £112,000. All interested parties should make their own enquiries in relation to the precise rates payable.

Energy Performance

The property has an EPC Rating of B(46).



Viewings

Viewings strictly by appointment through sole agents
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