

TO LET

STEIN BAR, GROUND FLOOR, MANSION HOUSE CHAMBERS, QUAYSIDE, NEWCASTLE UPON TYNE, NE1 3RE



- **Prime location on historic Newcastle Quayside**
- **Approximately 2,088 sq ft of trading area**
- **Recently refurbished bar with outside seating area**
- **New Lease to be granted**

LOCATION

The Stein Bar occupies a prominent position on Newcastle's historic Quayside, close to the Swing Bridge with several other well known outlets within the vicinity.

DESCRIPTION

The ground floor trading area extends to approximately 2,088 sq ft with large glazed frontage and outside seating area. Internally the recently refurbished bar provides a well equipped bar servery together with private booths and stage.

On a small mezzanine level there is access to the ladies and gents WC's together with the cellar area.

SERVICES

We are advised that the property is connected to all mains services.

Purchasers should make their own enquiries as to the state and current supply of such services.

RATING

To be assessed.

Prospective purchasers should check the precise rates payable with the Rating Authority.

LICENCES

The Premises Licence allows the opening from:

Sunday to Thursday	11am to 2am
Friday and Saturday	11am to 3am

TENURE

The business is available on a Full Repairing and Insuring lease up to a term of 25 years at a rent of £45,000 per annum.

COSTS

Each party will be responsible for their own legal costs involved in this transaction.

BREWERY TIE

The premises are available free of any brewery tie.

VAT

All figures within these terms are exclusive of VAT where chargeable.

VIEWING

Strictly by appointment

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ANCM/CW/103194
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LEEDS LONDON NEWCASTLE MANCHESTER TEESIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR

8-10 Close

NEWCASTLE UPON TYNE

NE1 3RE

Certificate Reference Number:

0230-1069-0311-3161-4010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **145**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 280
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

59 If newly built

108 If typical of the existing stock