



## Puccini Italian Restaurant

29 Pudding Chare, Newcastle City Centre, NE1 1UF

- Popular Italian Restaurant
- Established in 1984
- City Centre Location
- Turnover circa £420,000 per annum
- 120 Cover Restaurant
- Excellent Reputation
- Rent £25,000 per annum
- New Lease Terms Available

**Long Leasehold £324,950**

# BUSINESS FOR SALE

## Location

The property is situated on Pudding Chare which runs between the Groat Market and Collingwood Street in the heart of Newcastle City Centre and forms part of the central leisure district.

## The Property

The restaurant business is situated on the lower ground floor of a three storey mid terraced property with pitched slate roof.

The restaurant has a total floor area of 188.69 sq. m. (2,031 sq. ft.) which consists of open plan dining area, kitchen, store with walk in fridge and w/c facilities.

## The Business (Included in Price)

The business originally opened in 1984 but has been in our clients ownership since 1990 and therefore is therefore well known and well regarded with many regular and long standing customers.

The premises comprises of a 120 cover restaurant to the lower ground floor with a bar/waiting area at the entrance.

The catering kitchen is located to the side of unit and is fully equipped for the trade, a fully inventory will be provided on request.

As a traditional rustic Italian Restaurant the business serves a wide and varying traditional Italian menu focusing on freshly prepared classic contemporary pizzas, pastas, seafood, steaks and much more.

There is also an excellent selection of wines, spirits, liqueurs, and beers.

## Website

[www.puccininewcastle.com](http://www.puccininewcastle.com)

## Tenure

Long Leasehold - £324,950

A 999 year lease has been in place since 27 June 1989

## Trading Information (of Business)

We have verbally been the business is turning over £420,000 per annum. Accounts should be available once a viewing has taken place.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2018 Rating List entry is Rateable Value £24,250

## Staff (of Business)

The business is operated by the owners with the assistance of 7 full time and 1 part time members of staff.

## Opening Hours (of Current Business)

Monday – Saturday	12:00 – 2:00pm	5:00pm – 9:00pm
Sunday		5:00pm – 9:00pm

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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 F930a

Updated September 2018



# BUSINESS FOR SALE





# BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



**RICS**

The mark of  
property professionalism worldwide