



Silk Room Restaurant & Champagne Bar

Pandon, Trinity Gardens, Newcastle upon Tyne NE1 2HF

- Award Winning Restaurant & Bar
- Recently Refurbished
- Fully Equipped Kitchen
- 25 Year Lease from 2005
- Established Business Operating 18 Years
- Exclusive Prime Quayside Location
- 65 Internal Cover
- Pavement Seating
- Turnover Available on Request
- Rent £24,240(+vat) per annum

Leasehold: Offers in Excess of £25,000

BUSINESS FOR SALE

Location

The business enjoys a prime position nestled in the heart of an affluent bustling Newcastle Quayside. The location is a 1-minute walk to the river front which boasts a great variety of bars and restaurants attracting many local office workers as well as tourists and passing trade.

The Business

Our client stated Silk Room in late 2005, over the years it has gained an award-winning reputation and boasts many regular and repeat customers. The business is now being placed on the market due to semi-retirement.

The business is the only restaurant and champagne bar in the North East offering modern cuisine using the finest local produce. Some of the favourite dishes include highland Scottish smoked salmon, hand dived sea scallops, 8oz dry-aged fillet steak, roasted monkfish in a prosciutto & olive tapenade and local whole lobster in garlic butter sauce, a full menu can be viewed via their website.

The business is fully licenced having an excellent selection of champagne, wines, beers, spirits, cocktails as well as soft drinks, tea, coffee and liqueurs.

It has recently undergone a refurbishment and is now presented to a very high standard with high quality fixtures and fittings. There is a modern bar and waiting area to the front with open plan dining area holding 65 covers further back.

To the rear is a fully equipped kitchen and W/C facilities.

Area	sq. m.	sq. ft.
Bar/Restaurant	75.35	811.06
Kitchen	19.03	204.83
Ladies/Disabled W.C	4.41	47.46
Mens W.C	3.84	41.33
Total	102.63	1,104.7

Website / Social Media

www.silkroomrestaurant.com
Facebook Page – 4,200 followers
Instagram Page – 1,770 followers

Reviews

Company	Score	Number of Reviews
Trip Advisor	4.5/5	783
Open Table	4.5/5	1,218

Price

Offers in excess of £25,000

Rent

£24,240 + vat per annum.
There is a service charge to pay.

Tenure

Leasehold – 25 year lease from December 2005.

Opening Hours

Wednesday - Sunday 5:00pm – 11:30pm
Monday – Tuesday Closed

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £21,750

Turnover

Accounts available to serious buyers

Staff

The restaurant is fully staffed, a schedule of current staff can be provided on request.

Fees

The purchaser is fully responsible for the landlords legal fees.

Important Notice

- 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.
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