



The Secret Garden

Double Row, Seaton Delaval NE25 0PP

- Licenced Entertainment Venue
- Fully Heated Indoor Venue
- Designated Parking
- Frequent Events inc Sports on Big Screen
- 12:30am Licence
- New Lease Terms Available
- 280 Combined Covers
- Outside Bar Area
- Free of Tie
- Takeaway/Food Units Available by Sep Neg
- Website & Large Social Media Following
- Nil Premium

Rent £35,000 per annum

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Location

The Secret Garden is located on Double Row which links Seaton Delaval to New Hartley. The A189 lies within only 2 miles of the estate and the A19 Moor Farm Roundabout 2.7 miles.

The Business

Our client opened The Secret Garden in April 2021 investing substantial funds into the infrastructure, decoration and fixtures & fittings, since then it has gained an excellent reputation with many repeat customers. The opportunity offered is taking over both bars on the site, a large heated indoor pub with seating for circa 140 customers and 3 large screens which regularly shows live football and other sporting events. The site also has an outside bar with additional seating for another 140 customers.

The site also features various fast-food venues which brings in additional custom, these are independently operated.

Notice

There are various takeaway/food units available with separate negotiation.

Parking

Designated car park directly opposite the venue.

Licencing Hours

11:00am – 12:30am

Website/Social Media

www.secretgardensd.co.uk

Facebook – 36,000 + followers

Instagram – 9,200 + followers

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£35,000 per annum

Rateable Value

The 2024 Rating List entry is Rateable Value £ TBC

Costs

The ingoing tenant is responsible for the landlord's legal fees.

Viewing

Strictly by appointment through this office.

Important Notice

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3. Any areas, measurements and distances given are approximate only.

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