

- Popular independent café, restaurant & wine bar
- 20 internal covers plus 24 external covers
- Attractive basement premises 65.1 sq. m. (700 sq. ft.)
- Prime Newcastle city centre location
- Weekly turnover advised at £8,000 - £8,500 per week
- Lease terms - 30 January 2025 – 29 January 2030
- Recently refurbished with investment in fittings & equipment
- Qualifies for small business rates relief
- Rent £15,000 + vat per annum (plus service charge)



Assemble
3 Old Eldon Square,
Newcastle upon Tyne NE1 7JG

Leasehold Restaurant
Price: £65,000 Leasehold

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Location

The business occupies a prominent position within Old Eldon Square, in the heart of Newcastle city centre. Situated immediately adjacent to Eldon Square Shopping Centre, one of the region's premier retail destinations, the premises benefit from substantial levels of pedestrian footfall throughout the day from shoppers, office workers, students and tourists. The surrounding area is home to a wide range of national and independent retailers, restaurants, cafés, leisure operators and professional services, creating a vibrant and well-established commercial environment.

Newcastle's principal retail pitches, transport links and city centre amenities are all within easy walking distance. The central location provides excellent accessibility, with Haymarket and Monument Metro Stations, numerous bus routes and the city's main car parks all located nearby. The property's position within this busy mixed-use area offers an excellent opportunity for a café or food-led operator seeking strong passing trade and high visibility in one of Newcastle's most established city centre locations.

Description

An exciting opportunity to acquire a stylish and well-established independent café/restaurant and wine bar located within the highly desirable Old Eldon Square area of Newcastle city centre. Assemble operates as a popular speciality coffee shop during the day and transforms into a contemporary natural wine bar in the evening, benefitting from a loyal customer base and strong passing trade generated by its prime city centre position. The business has also successfully hosted a number of food residencies from well-known local chefs, creating a vibrant and ever-evolving destination venue.

The premises extend to approximately 65.1 sq. m. (700 sq. ft.) and comprise an attractive open-plan dining and bar area providing seating for approximately 20 customers, together with a fully equipped professional commercial kitchen, ancillary stores and access to male and female W.C. facilities located at first-floor level.

Externally, the business benefits from a private fenced terrace providing seating for a further 12 customers, together with a pavement licence allowing an additional 12 covers, creating a total seating capacity of approximately 44 customers.

Our client acquired the premises in January 2025 and, prior to opening in August 2025, invested a substantial sum in upgrading the property, infrastructure, fixtures, fittings and equipment. As a result, the business is presented to an exceptionally high standard and offers a genuine turnkey opportunity for an incoming operator.

Whilst the business has already established a successful coffee, wine and hospitality offering, the fully fitted commercial kitchen and flexible layout provide significant scope for a new owner to introduce their own food concept, catering operation or hospitality brand, subject to any necessary consents. The sale includes an extensive range of quality fixtures, fittings and equipment (some on HP), with a full inventory available upon request. This is a genuine sale as the owner is now concentrating on other business opportunities.

Opening Hours

Wednesday – Friday: 2:00pm – 11:00pm

Saturday: 12:00 noon – 11:00pm

Sunday – Tuesday: Closed

Turnover

We are verbally advised the business has a turnover circa £8,000 to £8,500 per week.

Price

£65,000 plus stock at valuation

Tenure

Leasehold - The term of the lease is 30 January 2025 – 29 January 2030, there is a rent review on 1st April 2028 upward-only open market rent.

Rent

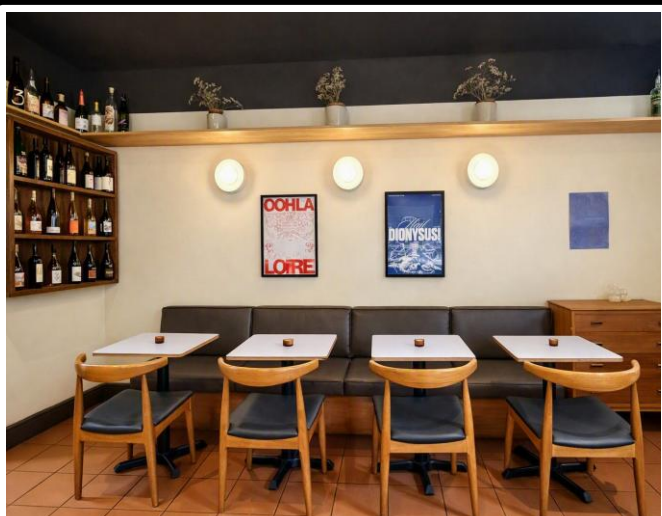
£15,000 + vat per annum



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T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

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Service Charge

£137 + VAT per calendar month, subject to review and variation in accordance with the terms of the lease.

Building Insurance (including water usage)

£70 + VAT per calendar month, subject to periodic review and variation in accordance with the lease provisions.

Rateable Value

The 2026 Rating List entry is Rateable Value £5,300

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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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.

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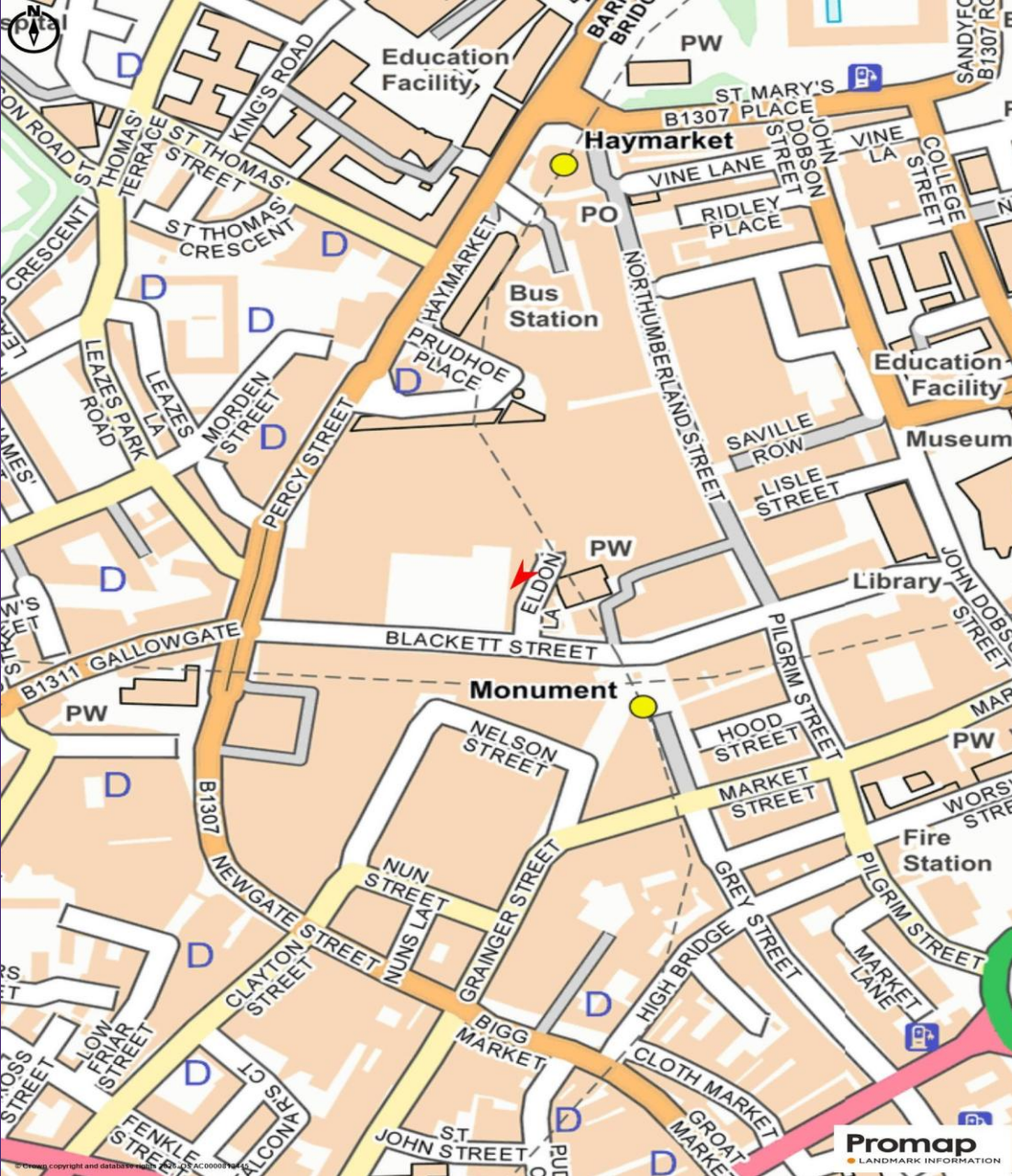
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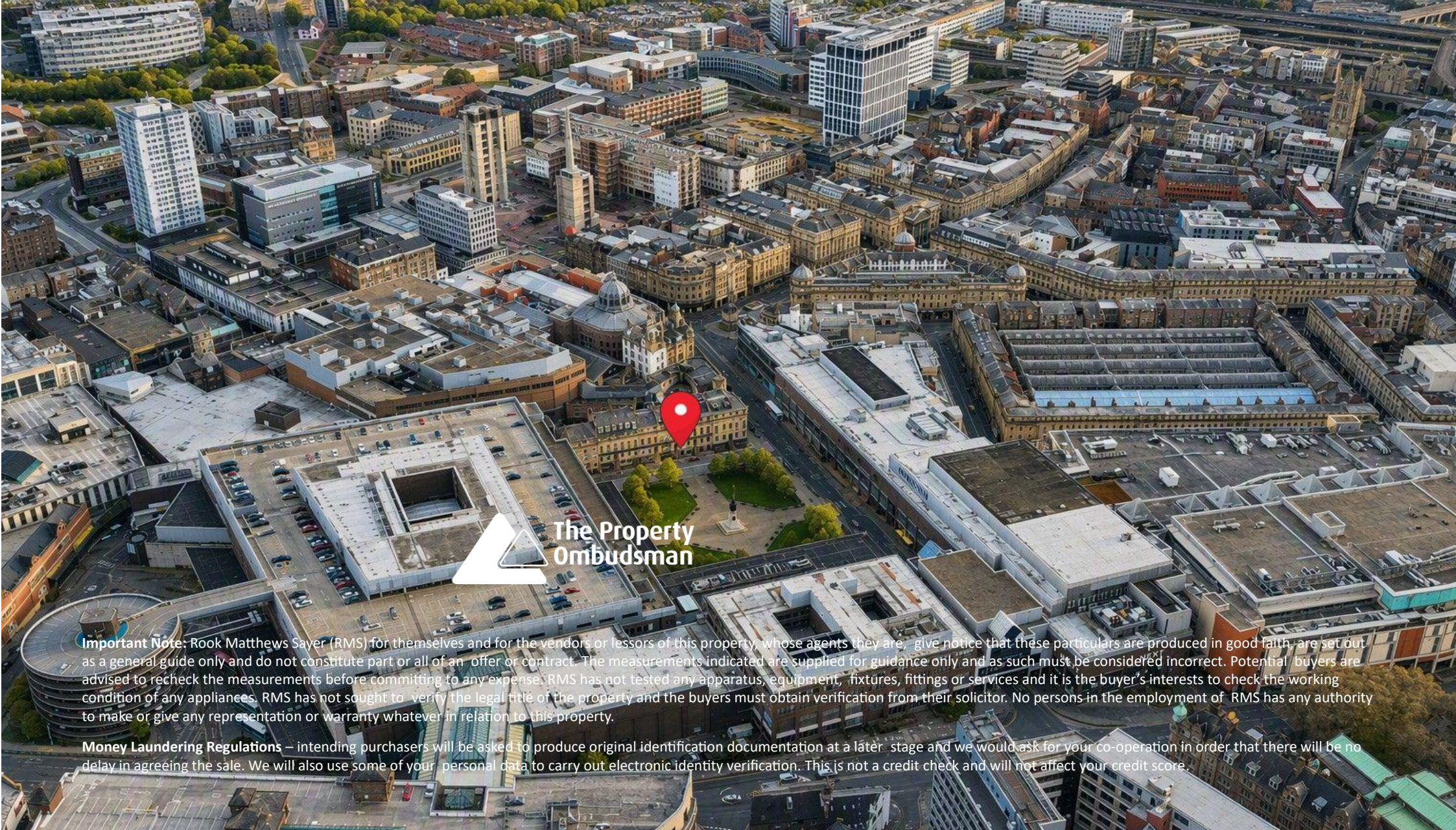
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**The Property
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