



# TO LET FULLY FITTED RESTAURANT

SYCAMORE RESTAURANT, 2 TOWN HALL BUILDINGS, PRINCES STREET, CORBRIDGE, NE45 5AD



Sanderson  
Weatherall

## Description

The subject property comprises an attractive ground & first floor restaurant premises arranged within the historic Town Hall Buildings in the centre of Corbridge. The building is Grade II Listed and understood to date back to the late 19th century, constructed in traditional stone under a pitched roof, consistent with the character of the surrounding conservation area. The property benefits from an appealing period façade with a prominent frontage onto Princes Street, providing good visibility within the village's primary commercial pitch.

Internally, the accommodation is configured to provide a well-presented restaurant trading environment, with a main dining area to the front offering approximately 40–50 covers, complemented by additional seating to the rear which can accommodate a further 15–25 covers depending on layout. The overall layout is flexible and lends itself to a variety of dining styles, from casual to more formal service.

Ancillary accommodation includes a fully fitted commercial kitchen positioned to the rear, together with food preparation areas, storage, staff facilities and customer WC's. Overall, the property represents a characterful and well-configured restaurant unit, combining period features with a practical trading layout, suitable for continued use within the restaurant and leisure sector.

## Asking Rent / Lease Terms

New lease is available on a Full Repairing and Insuring basis with terms to be agreed at a rent of £18,000 per annum exclusive of VAT, subject to contract.

Alternatively, the existing lease has circa 2 years unexpired term remaining so an assignment or sub-lease may also be considered.



## Location

Sycamore Restaurant is prominently positioned in the centre of Corbridge, an attractive and affluent historic village in Northumberland, located approximately 16–22 miles to the west of Newcastle upon Tyne. The village lies just off the A69, a key arterial route linking Newcastle and Carlisle, providing convenient regional connectivity. Corbridge is widely recognised as one of the North East's most desirable settlements, benefitting from its Roman heritage, proximity to Hadrian's Wall and a strong reputation for independent retailing, hospitality and tourism.

The property forms part of the established commercial pitch on Princes Street, within the Town Hall Buildings, immediately adjacent to Corbridge Town Hall and within the village's primary trading area. Surrounding occupiers comprise a balanced mix of local amenities and destination businesses, including a Post Office, pharmacy, convenience retail and a range of independent shops, cafés, pubs and restaurants that support a lively daytime and evening economy. The wider village centre, including Market Place and Hill Street, is characterised by boutique retailers, delicatessens and well-regarded hospitality operators, reinforcing Corbridge's appeal as a retail and leisure destination for both residents and visitors.

In terms of accessibility, Corbridge is well connected, positioned close to the junction of the A69 and the A68, offering links north towards Edinburgh and south towards Darlington. The village is also served by Corbridge railway station on the Tyne Valley Line, providing direct connections to Newcastle and Carlisle, together with regular local bus services. Newcastle City Centre is approximately a 30-minute drive to the east, whilst Hexham lies around 4 miles to the west. The combination of strong transport links, an affluent catchment area and proximity to key heritage attractions ensures consistent visitor numbers, making the location well suited to restaurant and leisure uses.



## Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Restaurant	22.79	245
GF Reception / Entrance	18.54	200
GF Internal Storage	10.07	108
FF Restaurant	93.19	1,003
FF Kitchen	33.56	361
FF Public Toilets	11.07	119
SF Office	46.73	503
<b>Total</b>	<b>235.95</b>	<b>2,539</b>

## Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E(b) of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Northumberland County Council.

## Premium

Premium offers are invited for the benefit of the fixtures and fittings.

## Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.



## Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £22,000

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority (Northumberland County Council).

## Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.

## Energy Performance Certificate

The property has an energy asset rating of Band C (72) of which the EPC is valid until 8 January 2030. A full copy of the EPC can be obtained via the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

## Anti-Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful operator.

## VAT & Legal Costs

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to be responsible for their own legal costs incurred throughout any transaction.





# Contact

For further information or to arrange a viewing please contact the sole agents:

**Mark Convery**



07525 872 141



[mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

**Amy Lamming**



07561 710 960



[amy.lamming@sw.co.uk](mailto:amy.lamming@sw.co.uk)



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Weatherall**

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