



**TO LET**

**FULLY FITTED RESTAURANT & KARAOKE BAR**

**158 NEW BRIDGE STREET, NEWCASTLE UPON TYNE, NE1 2ST**

**SW**

Sanderson  
Weatherall

## Description

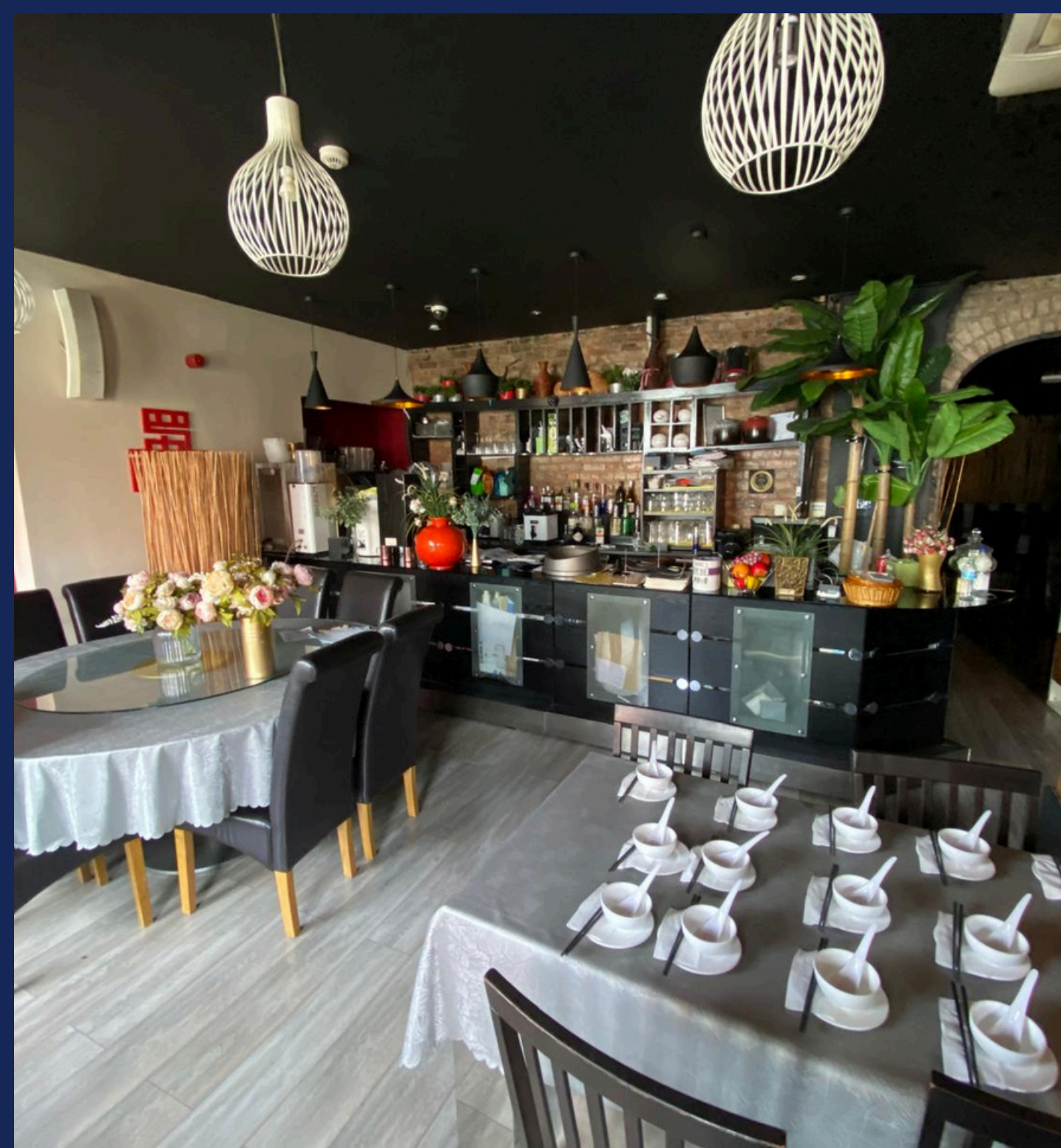
The property comprises a former fully fitted restaurant and karaoke bar premises arranged over ground and upper floors at 158 New Bridge Street, Newcastle upon Tyne. The unit has traded for a number of years as "Moji", an established Chinese restaurant and late night karaoke venue offering both dining and entertainment uses. The building is understood to be of traditional construction, typical of the surrounding city centre stock, and provides a ready-to-operate hospitality opportunity with a comprehensive fit-out including commercial kitchen, bar, seating areas and private karaoke rooms. The premises are available with the benefit of existing fixtures and fittings, for which premium offers are invited, presenting an excellent opportunity for an incoming operator to capitalise on a fitted restaurant environment in a prominent and accessible location. The ground floor retail unit can also be amalgamated to create one large venue if required.

Any interested parties are advised to make contact with the Local Authority with regards to the premises licence as we expect a fresh application to be required.

## Accommodation

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

Description	sq m	sq ft
Ground Floor	151.48	1,631
First Floor	158.06	1,701
Second Floor	122.02	1,313
Basement	96.20	1,035
<b>Total</b>	<b>527.76</b>	<b>5,681</b>



## Location

158 New Bridge Street occupies a highly prominent and accessible position on the edge of Newcastle City Centre, within the vibrant professional and academic core of the city. The property is situated just a short walk from Newcastle's prime retail and leisure pitch, centred around Northumberland Street and Eldon Square, offering a wide range of amenities. The location benefits from immediate proximity to both Newcastle University and Northumbria University, making it particularly attractive for occupiers seeking access to a large and skilled graduate talent pool. Excellent transport connectivity is provided via nearby Manors and Monument Metro stations, as well as Newcastle Central Station, ensuring strong regional and national links. The surrounding area is characterised by a mix of office, educational and leisure uses, reinforcing its appeal as a well-connected and dynamic business location.

## Asking Rent / Lease Terms

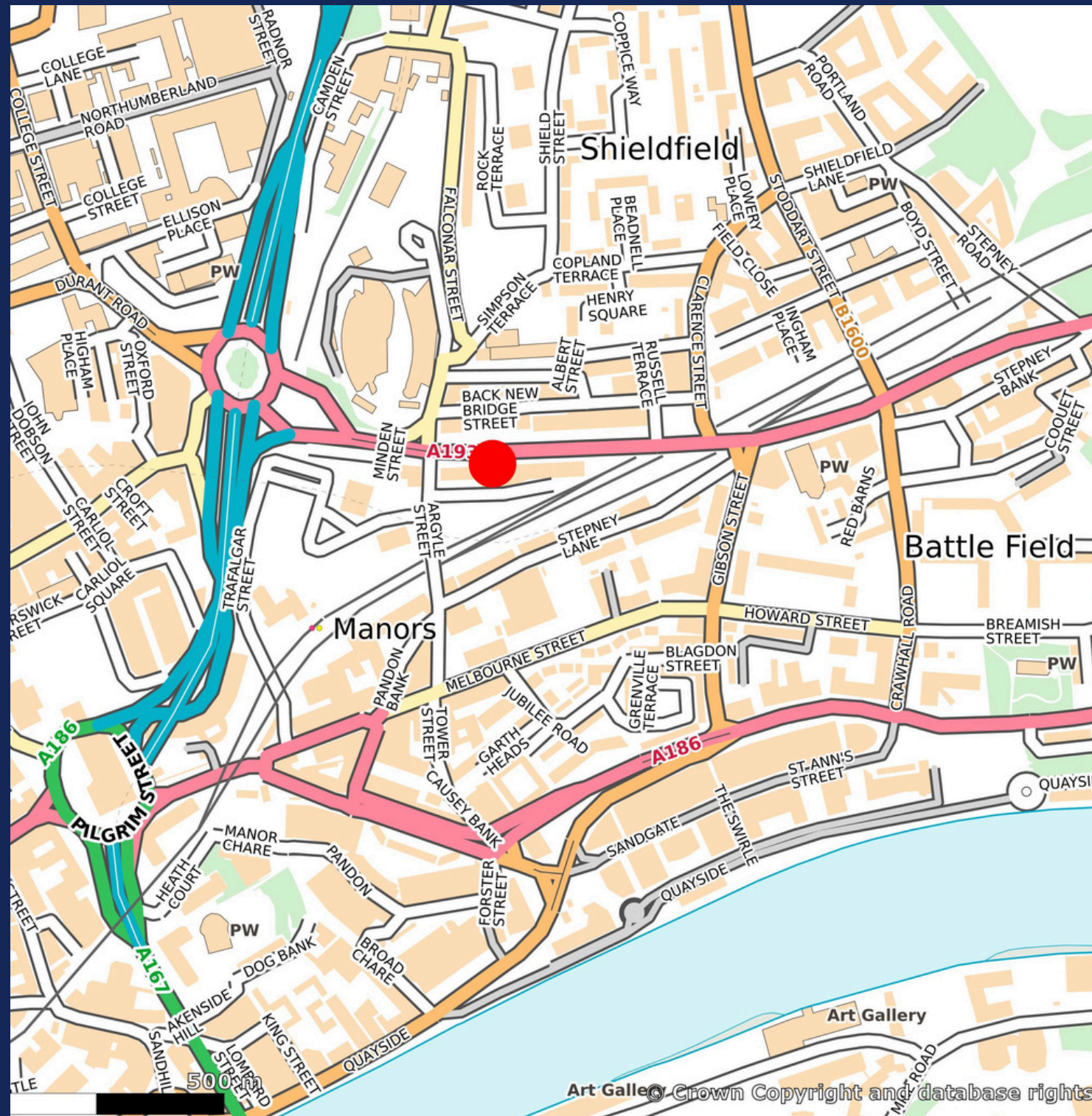
Rent available upon application.

New lease is available on FRI basis with terms to be agreed, subject to contract.

## Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E 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, Newcastle City Council.



## 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.

## 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.

## Business Rates

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

GF & BST:	RV £15,500
FF & SF:	RV £19,000

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



## Energy Performance Certificate

The property has a current energy asset rating of Band C(58) (1<sup>st</sup> & 2<sup>nd</sup> Floors) and Band B(44) (Ground Floor) of which both EPC's are valid until 12 July 2031. A full copy of the EPC's can be obtained via the following links:

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

[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

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

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:

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