

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE1957



North East Commercial
Property & Business Agents

REPUTABLE INDIAN RESTAURANT & TAKEAWAY t/a "Shahe"

30 Wansbeck Road South,
Newcastle upon Tyne NE3 3HQ

Sales Particulars



- Established and reputable business in busy suburb.
- Sales £5,000+ weekly (circa 80% deliveries).
- Restaurant premises with 36 covers plus bar.
- Immaculate internal fit & finish.
- Premises suitable for a variety of cuisines
- Rent £25,000 per annum with new lease.
- LEASEHOLD OFFERS OVER £60,000 plus any stock.

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

This business is located within a busy secondary shopping area in the Coxlodge area of Newcastle. There is a good mix of tenants in the parade and there is free on street parking to the front.

Business

Shahe was established by our client in 1982 and has traded successfully for over 4 decades. The business has been placed on the market as our client wishes to retire due to ill health. The premises was originally opened as a restaurant with approximately 30 covers and whilst there is still trade from sit in diners, the majority of the sales are now generated from collections and deliveries.

The location provides a good mix of customers as it is in close proximity to a number of good quality residential areas. Delivery trade is well supported by the excellent road links and access is also good for diners with a free car park to the side.

This fully fitted restaurant and takeaway is very much a "turn key" opportunity with nothing for any new owner to attend to. The business has a loyal customer base and a viewing is recommended.

Premises

Comprises a single storey premises forming part of a larger parade.

Ground Floor

Restaurant 600 sq.ft. (56 sq.m.)

Kitchen 205 sq.ft. (19 sq.m.)

Gents Toilets

Ladies Toilets

EPC

Rating - B.

Trading Hours

Monday - Sunday 5.30pm - 11.30pm

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Staff

Operated by our client with the help of up to 7 members of staff.

Rates

The premises are assessed as follows:

Rateable Value £11,000

Rent free incentives subject to status.

Tenure

The premises will be offered on a new FRI lease at a commencing rental of £25,000 per annum. Full terms are to be agreed and the ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.