

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2029



North East Commercial
Property & Business Agents

LICENSED INDIAN RESTAURANT

t/a "Last Days Of The Raj"

Main Road, Dinnington Village,
Newcastle upon Tyne NE13 7JW



- Well Established trading business.
- 75+ covers plus large bar and waiting area.
- Currently Indian cuisine.
- Located within expanding residential area.
- In excellent order throughout.
- Ideal opportunity for an owner operator.
- LEASEHOLD £100,000 plus stock.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

This established business is situated in the centre of this sought after and expanding village on the north western outskirts of Newcastle upon Tyne, near Ponteland. The village is within easy driving distance of the City centre and is also close to Newcastle International Airport.

Dinnington Village was included in The Telegraph’s list of the “poshest” villages in the UK and has an excellent range of local amenities including a GP Surgery, Village Hall, Primary School and Convenience Store. There is new housing and the local population is expanding.

Business

This former pub has been operating in our client’s hands as an Indian restaurant since 2015. The premises are in excellent order, and fully fitted and equipped for the trade, with the current layout offering a bar & waiting area and two separate dining rooms.

The business has a loyal customer base with regulars from both within the village and further afield. As well as the restaurant menu, there is a takeaway offer which has grown in popularity since Covid.

Viewing is recommended to fully appreciate the size, location and the fit and finish of this opportunity.

Premises

- Ground Floor**
- Bar / Waiting Area**
- Restaurant 1**
- Restaurant 2**
- Kitchen**
- Ladies Toilets**
- Gents Toilets**
- Cellar**

- First Floor**
- Prep Kitchen**
- Storage**
- Staff Welfare**

- External**
- Beer Garden**

Trading Hours

Monday - Sunday 5pm – 10pm

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



Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Services

Electricity, Gas and Water is installed and there is central heating throughout the property.

Rates

The premises are assessed as follows:
Rateable Value £19,000 (from April 2023).
Discounts available till March 2025 subject to status.

EPC

Rating B.

Tenure

The premises are offered on a new FRI lease for a term to be agreed at £28,000 per annum plus VAT. Full details are available on application.

Money Laundering Regulations

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