

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1861



North East Commercial  
Property & Business Agents

**HIGH TURNOVER HOT FOOD TAKEAWAY**  
**not suitable for Chinese / Thai cuisine**

385 Stamfordham Road, Westerhope,  
Newcastle upon Tyne NE5 5HA

Sales Particulars



- Sales £10,000+ weekly and rising.
- Fully refurbished premises with cold store.
- Main road location in good suburban area.
- Floor area extends to 1,250 sq.ft. (115 sq.m.).
- Commercial gas supply plus extraction.
- No late night opening.
- ASKING PREMIUM £95,000.

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**Location**

This popular hot food business is ideally positioned on the main road running through Westerhope which is a popular village suburb on the western outskirts of Newcastle upon Tyne.

The premises form part of a small secondary shopping parade opposite the ALDI supermarket and the BP fuel station. The business has the benefit of pull in parking to the front for up to 4 cars.

**Business**

This shop was originally a Bowers of Newcastle butcher and the lease was acquired in 2021 by a new owner who then refurbished and reconfigured the unit into a modern, clean and efficient hot food outlet.

The premises are extensive and provide a service and waiting area to the front with a kitchen directly behind. At the rear of this kitchen there is an additional prep area with a walk-in fridge and separate cold freezer store.

The current business offers a broad menu that includes pizza, kebabs and burgers and the outlet is listed with all the major delivery apps as well as having its own bespoke website. Social media reviews and feedback are positive and there is still potential for new owners to develop the business further. The current trading hours reflect the owner’s other business commitments but they believe that there is a demand for a lunchtime or an all day offer.

Permitted trading hours are from 11am in the morning 7 days a week and this is a rare “turn key” opportunity where an early viewing is recommended.

**Property**

**Ground Floor**

**Service Area** 250 sq.ft. (23 sq.m.).

**Kitchen** 365 sq.ft. (34 sq.m.).

**Prep Area** 600 sq.ft. (55 sq.m.).

**External**

**Stores**

**W.C.**

**Trading Hours**

Monday to Saturday 4.00pm – 10.00pm

Sunday 4.00pm – 9.00pm

**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**

Fitted and equipped to an extremely high standard.

**Services**

Electricity, gas, water and sewerage services are connected to the property.

**Rates**

The property is assessed as follows:  
Rateable Value £5,100  
Rates free incentives subject to individual status.

**Tenure**

The premises are to be offered on a sublease for a term that will expire in October 2026. The rent will be £400 per week (£20,800 per annum) and the sublease will be outside the Landlord & Tenant Act. We are verbally informed that a new lease will be available at the end of the current term.

**EPC**

Rating D

**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.