

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

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North East Commercial  
Property & Business Agents

## PIZZA RESTAURANT OPPORTUNITY

21 - 25 Starbeck Avenue, Sandyford,  
Newcastle upon Tyne NE2 1RJ



- Extremely busy trading location.
- Turnover exceeds £600,000 per annum.
- Highly profitable business model.
- Internal and external seating options.
- Fully fitted and equipped premises.
- Genuine reason for sale.
- LEASEHOLD £150,000 plus any stock.

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

## Location

The business is located on Starbeck Avenue, one the main routes running through this popular suburb to the east of Newcastle City centre. This part of Sandyford is home to a range of food and restaurant outlets and is a popular destination which provides easy access from the City centre, Jesmond and Heaton.

## Business

This is an extremely successful and well-established pizza restaurant which has been operating from this site for the last 6 years. This site has been placed on the market as our clients wish to reduce their commitments.

The premises are in good order and the premises were refurbished prior to opening in 2019. The ground floor is configured to provide two separate spaces with the main dining area on the left as you enter and the kitchen and prep space to the right.

The central location attracts a broad range of customers that include students, young professionals and families.

The current menu is almost solely pizza based but there is no restriction on what can be sold, other than by the equipment currently in the kitchen area. The business trades on relatively short hours by choice and there is scope for a new owner to offer a lunch service.

Viewing is strongly recommended to fully appreciate the location and strong customer base already in place.

## Premises

Comprises the ground floor of an end-terrace building;

**Ground Floor (65 sq.m.)**

**Restaurant Seating**                      **circa 30 covers**

**Open Kitchen / Prep**

**Toilets**

**External**

**Patio Seating**                              **circa 36 covers**

There is a secure storage facility nearby that is rented separately.

## EPC

Rating E.

### 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



## Current Trading Hours

Monday - Friday	5.00pm – 10.00pm
Saturday - Sunday	12.00pm - 10.00pm

## Staff

Currently operated entirely under management.

## Fixtures & Fittings

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

## Rates

The premises are assessed as follows:

Rateable Value £13,000

Rates incentives available subject to status.

## Tenure

A new 9 year FRI lease is available at a commencing rent of £17,000 per annum. Further details on application and fees may apply.

## 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.