

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

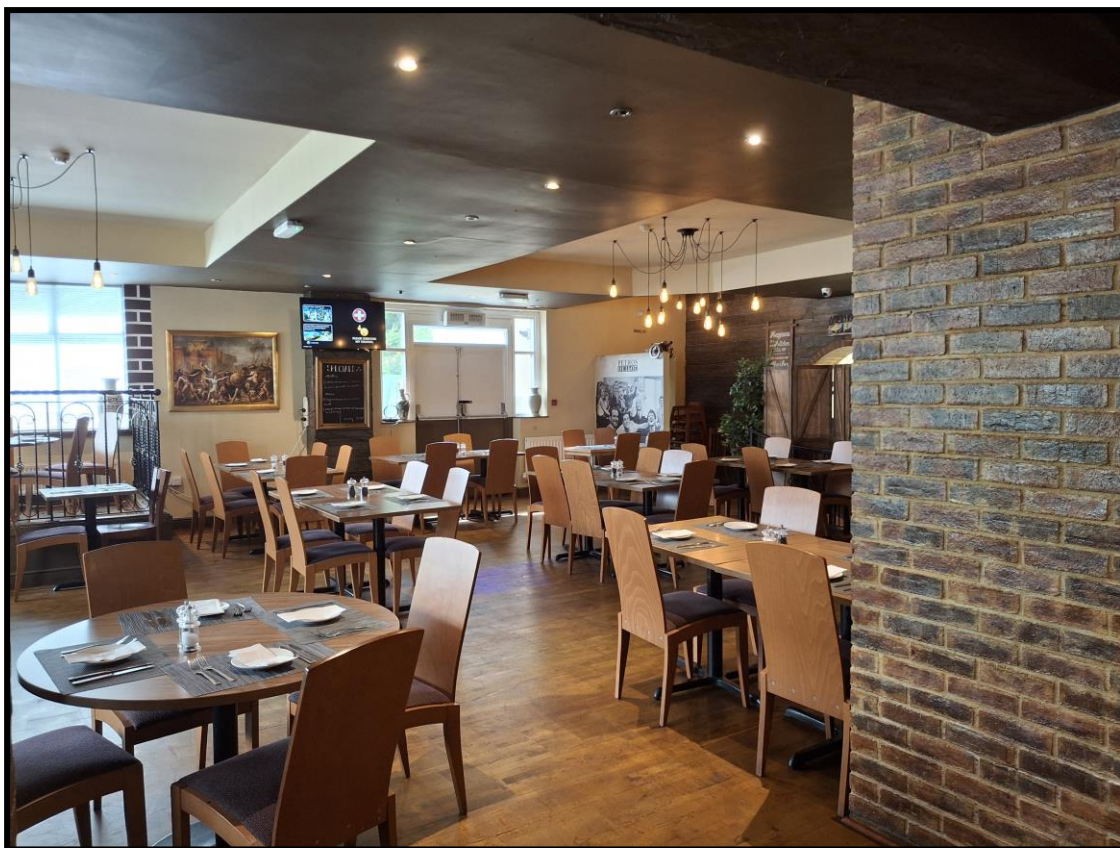
REF: NE2138



North East Commercial
Property & Business Agents

LICENSED RESTAURANT OPPORTUNITY currently t/a "Petros"

Spa Well Road, Winlaton Mill,
Blaydon on Tyne NE21 6RT



- Sales up to circa £10,000 weekly.
- Space for up to 80 covers.
- Prominent roadside location.
- Currently Greek & Italian cuisine.
- Ample car parking available.
- New lease available.
- LEASEHOLD PRICE £60,000.

0191 487 8566

www.northeastcommercial.co.uk

Location

This popular restaurant is located in Winlaton Mill which lies on the busy A694 just to the east of Blaydon. The restaurant has the advantage of being in an extremely prominent roadside position with its own designated car park and directly opposite another free car park.

Accessibility is excellent and the A1(M) Western Bypass is less than 5 minutes away in the car. The A694 runs between Blaydon and Consett and there are extremely high levels of traffic, 7 days a week.

Business

This site originally operated as an Italian restaurant and was acquired by our client in 2023 but has been placed on the market due to their other business commitments.

The premises are extensive and provide a service, waiting and bar area to the front with a large split level dining area beyond. There is space for up to 80 covers in the main dining room and there is an outside seating area for another 24 people.

The kitchen is spacious and a number of key pieces of equipment are less than 2 years old, including the pizza oven, cooker and grill.

The menu is specific to the cuisine and concentrates on providing authentic dishes that reflect the Greek roots of the owner. An Italian element has been added to the menu over the last 12 months but the Greek food is the main draw. There is a collection service via Just Eat but no deliveries are currently offered.

The restaurant has a loyal customer base but could be used for another cuisine should a new owner wish

Premises

Ground Floor

Bar / Dining Room	168 sq.m. (1,800 sq.ft.)
Kitchen	35 sq.m. (375 sq.ft.)
Gents Toilets	
Ladies Toilets	
<u>External</u>	
Outside Seating	24 covers.
Car Parking	up to 14 spaces

Staff

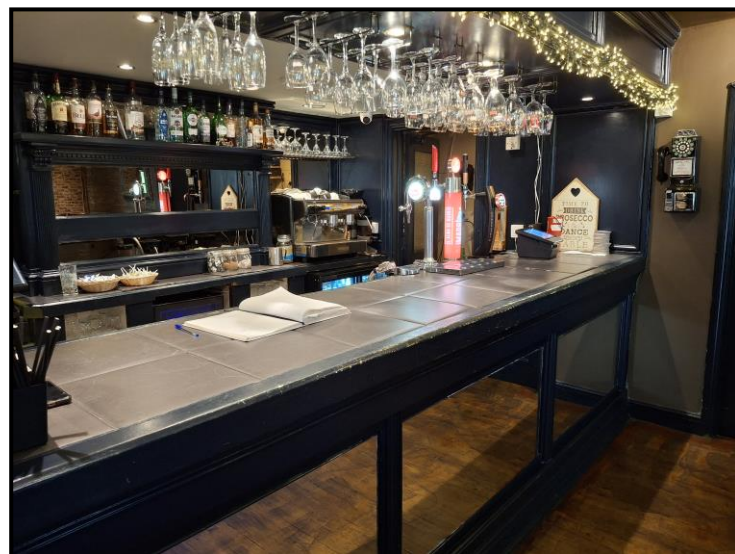
Currently operated with 8 members of staff.

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



Trading Hours

Monday - Sunday 12.00pm – 9.00pm

Fixtures & Fittings

Fully fitted and equipped.

Services

Electricity, gas, water and sewerage are connected.

Rates

The property is assessed as follows:
Rateable Value £25,750
Rates incentives subject to individual status.

Tenure

The premises are available on a new lease at a rent of £25,000 per annum. Further details on request.

EPC

Rating C.

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.