



**PIZZA RESTAURANT OPPORTUNITY
TRADING NAME NOT INCLUDED IN SALE**

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

Sales Particulars



- **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 £80,000 plus any stock.**

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk



Location

The business is located on Starbeck Avenue, one of 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 7 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 at 7 Back Goldspink Lane which is included in the proposal.

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

Starbeck Avenue: held on a 7 year lease from 1.11.25 with rent reviews at the 3rd & 6th years. The rent is £17,000 pa.

Back Goldspink: held on a 6 year lease from 30.4.25 with a break clause at the 3rd year and rent reviews at the 3rd & 5th years. The rent is £5,544 pa.

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.