

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2176



North East Commercial
Property & Business Agents

IMMACULATE TAKEAWAY / RESTAURANT OPPORTUNITY

t/a "This is Doner"

183 Westgate Road,
Newcastle upon Tyne, NE4 6AA

Sales Particulars



- Current sales up to £8,000 weekly.
- Ground Floor Takeaway plus Restaurant space.
- Currently trading as a Doner outlet.
- Restaurant set out for circa 24 covers.
- Ample pull in street parking.
- Located on main road near City centre.
- LEASEHOLD £100,000 plus stock.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

This business opportunity is located on Westgate Hill which runs into Newcastle City centre from the West End of the City. Westgate Hill is the main route running East West from the City centre and is home to a mixture of occupiers including retail, residential, motor trade and food outlets.

This part of Newcastle is growing in popularity with several new office buildings having been constructed and is within easy walking distance of all the main City facilities.

Business

A fish and chip shop occupied this site for nearly 50 years but the lease was then acquired by the current tenant who completely refurbished the space. The unit is now configured to provide a takeaway and pick up area at the front with the kitchen and preparation space towards the rear. On the left-hand side of the unit there is a mixture of booth and bench seating with covers for up to 24 customers.

The menu is currently bespoke, offering a range of kebabs and sides plus meal deals. There is a delivery service which makes up around 70% of the business which is understandable as there is no daytime opening. Match days are particularly busy as the business is one of the closest food outlets to St. James' Park.

This is a rare to the market opportunity and would be ideal for both owner operators, or for an existing chain to bolt on to their network. There is scope to introduce other food options but some additional equipment would need to be acquired. Viewing is recommended to fully appreciate the location and fit out.

Property

Comprises the ground floor of a mid-terraced two storey property of traditional construction.

Ground Floor circa 91 sq.m. (980 sq.ft.)

Restaurant / Takeaway
Kitchen / Prep Area
Stores
Customer W.C.

EPC

Rating C.

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 5.00pm – 10.45pm

Staff

Currently operated under management.

Services

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

Rates

The property is assessed as follows:

Rateable Value £9,900

Rates free incentives are available subject to status.

Tenure

We are verbally informed that the property is held on a 15 year lease from December 2023. The current rent is £1,516 per month (£18,200 per annum).

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.