



## Winlaton Tandoori

62 Front Street, Winlaton, Blaydon-on-Tyne NE21 6AE

- Freehold established takeaway business (Now Closed)
- Self-contained first floor one bedroom flat (potential 2 bed)\*
- Two-storey mid terrace premises
- Prime central village location
- Long established ownership since 1988, Sale due to genuine retirement
- Attractive opportunity for both owner-occupiers and investors
- Fully equipped commercial kitchen
- [www.winlatontandoori.co.uk](http://www.winlatontandoori.co.uk)

**Price £120,000 Freehold**

# BUSINESS FOR SALE

## Location

Situated in a prominent position on Front Street in the heart of Winlaton village, this well-located property offers excellent visibility and footfall with convenient on-street parking directly outside. Just 6 miles from Newcastle city centre and easily accessible from surrounding areas such as Blaydon, Gateshead, and Rowlands Gill, the property is ideally placed for both local trade and commuter traffic.

## Premises

The property is a two-storey, mid-terrace stone-built premises. It offers a well-laid-out trading space on the ground floor with fully equipped kitchen and preparation areas, alongside functional store rooms. The upper floor accommodation consists of an open plan lounge, double bedroom, and W.C.

## Business Overview

Previously operating as a popular Indian takeaway, the business enjoyed an excellent reputation for quality food and service. Most of the trade was generated through customer collections, supplemented by a delivery service via the business's own website, as well as third-party platforms such as Hungry House and Just Eat. There is significant potential for incoming operators to reinstate and grow the business, possibly extending the menu or exploring new marketing avenues.

## Accommodation\*

The upper floor comprises a self-contained one-bedroom flat with internal access through the shop. This accommodation is ideal for a live-in staff member, although the use class may need to be changed as it currently falls under storage under the business rates use.

## Rateable Value

The 2025 Rating List entry is Rateable Value £2,450

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Approximate Net Internal Areas

Area	Sq. m.	Sq. ft.
<b>Ground floor</b>		
Customer service area	11.68	125.72
Office	4.50	48.43
Kitchen	8.4	90.41
Preparation area	15.81	170.17
Store	3.58	38.53
Shower room / W.C	4.89	52.63
<b>First floor</b>		
Lounge	12.38	133.25
Bedroom	8.99	96.76
W.C	2.02	21.74
<b>Net internal</b>	<b>72.25</b>	<b>777.69</b>

## Tenure

Freehold

## Price

£120,000

## Viewing

Strictly by appointment through this office.

## Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref I240 (Version 2)

Prepared 14<sup>th</sup> May 2025



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