



Petros Restaurant

Unit 1 Spa Well Road, Winlaton Mill, NE21 6RT

- Italian & Greek Restaurant
- Turnover circa £9,000-£10,000 per week
- High Volume of Passing Trade
- Fully Equipped for Trade
- 75+ Internal / 40+ External Covers
- Alcohol Licence in Place
- Suitable for Other Cuisines
- On-Site Car Park
- Rent £24,960 per annum
- New Lease Terms Available

Leasehold £59,950

BUSINESS FOR SALE

Location

The business is located in the Winlaton Mill area of Blaydon, which is approximately 1.5 miles to the South of the A1(M) and 2 miles south of the Gateshead MetroCentre. Situated on the busy Spa Well Road (A694), which is the main arterial route, serving the Derwent Valley (which connects Shotley Bridge & Blaydon).

The Business/Property

Petros is a family friendly Greek & Italian restaurant, which has been trading for circa 9 years and current owner took over a couple of years ago.

The restaurant comes fully equipped, with a newly refurbished kitchen, 75+ internal covers and seating for over 40 externally.

Internally there is a large restaurant area, lobby/lounge area, bar, kitchen with serving area and storage.

The business trades from the ground floor of a semi-detached property, with ample car park spaces, accessed immediately from the A694.

Turnover

We have verbally been informed the business is turning over £9,000-£10,000 per week.

Staff

Owner operated with 3 full time kitchen staff, 2 full time front of house staff and 5 part time staff.

Opening Times

Monday to Thursday	12pm-2pm & 5pm-10pm
Friday & Saturday	12pm-10pm
Sunday	12pm-8pm

Tenure

Leasehold – The current lease is rolling over. New lease terms will be available.

Price

£59,950

Rent

£24,950 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £25,750

Important Notice

1. 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.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

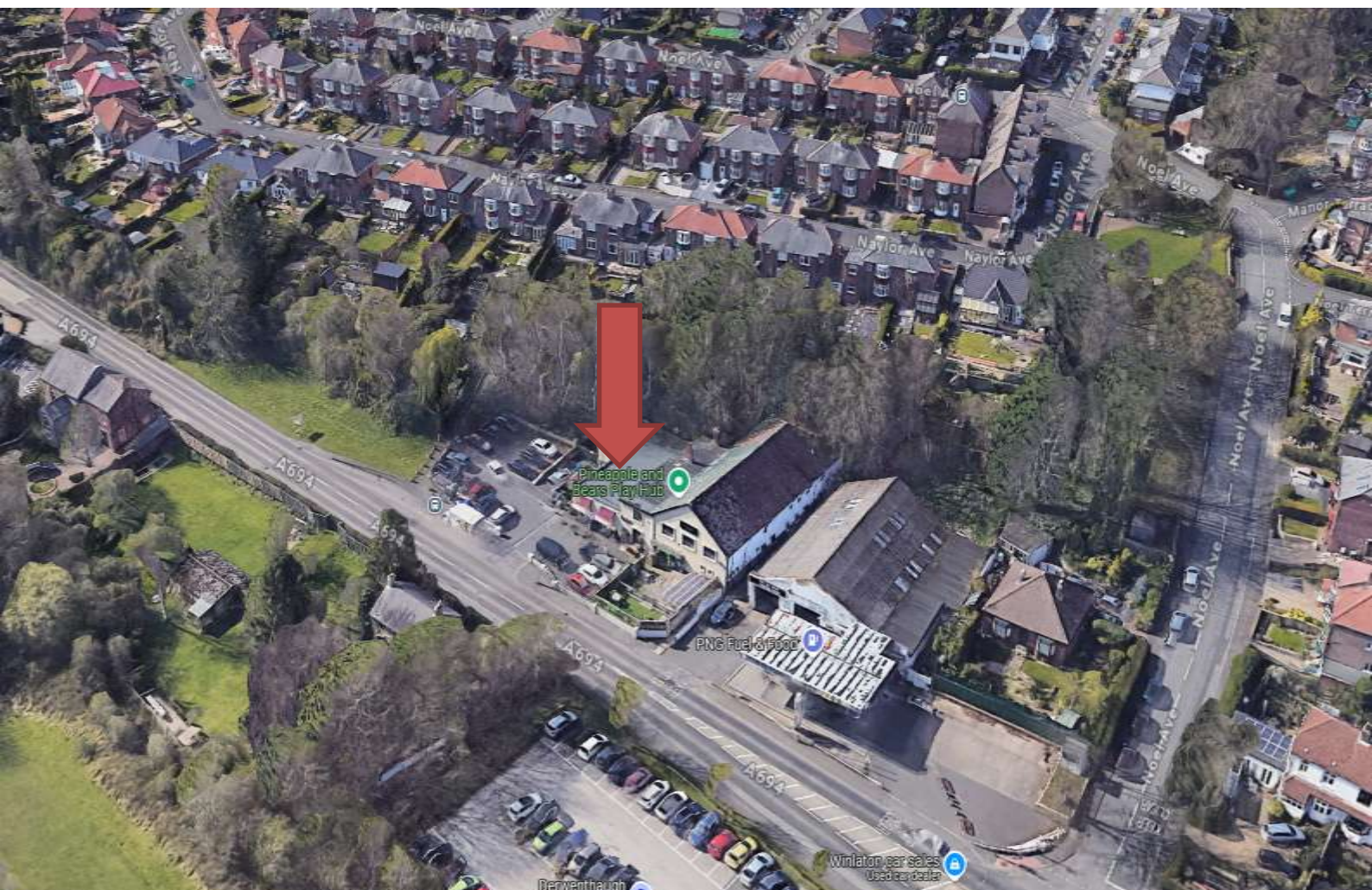
Ref I263

Prepared 27th June 2025

BUSINESS FOR SALE



BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



RICS

The mark of
property professionalism worldwide