



Restaurant

Westgate Road, Newcastle upon Tyne NE4 6AH

- Fully equipped Indian restaurant and takeaway
- Floor area 107.54 sq. m. (1,157.5 sq. ft.)
- Approx. 46 internal covers with open-plan layout
- Fully equipped for the trade
- Established online via Just Eat, Uber Eats, Deliveroo
- Busy main road close to City centre
- 10 year lease from March 2025
- Rent £15,000 per annum

Price: £89,950 Leasehold

BUSINESS FOR SALE

Location

The business is located on Westgate Road (A186) which links Newcastle city centre to the A1 and the A69, it is within walking distance of Newcastle city centre. Westgate Road comprises predominantly retail units on the ground floor with a mixture of residential and offices on the upper levels. Adjacent Westgate Road is the 24acre former Newcastle Brewery site which is being redeveloped it currently has Science, Businesses, and residential apartments on with much more to come.

Description

We are delighted to bring to the market this well-presented and authentic Indian restaurant and takeaway, ideally located on Westgate Road, Newcastle upon Tyne.

The premises comprise a ground-floor open-plan seating and bar area with approximately 46 covers, together with a fully equipped kitchen and customer WC facilities.

Our client has only recently completed the restaurant's development, investing significantly in the infrastructure, fixtures and fittings, equipment, and décor. The business is being reluctantly offered for sale so the owner can focus on another venture.

This is a turnkey opportunity, ready for immediate trade, and presents an excellent prospect for an operator looking to establish or expand within Newcastle's vibrant city centre dining scene.

Staff

Staff will be leaving on completion of sale.

Website / Food delivery platforms

Own website/ Just Eat / Uber Eats / Deliveroo

Opening times

Monday - Sunday 12:00 – 22:00

Tenure

Leasehold – 10 year lease from March 2025.

Price

£89,950 Leasehold.

Rent

£15,000 per annum.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £16,000

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 I335 (Version 2)

Prepared 4th November 2025

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.

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