



## Takeaway & Bistro

**3-4 Marlborough Crescent, Newcastle upon Tyne NE1 4EE**

- Two established and independently operated businesses
- Bistro & coffee house and hot food takeaway
- Substantial premises, extending to circa 300 sq. m. (3,230 sq. ft.)
- Prime city-centre position, with footfall location
- Impressive combined turnover circa £20,000 per week
- Fully equipped commercial kitchen shared between both businesses
- New lease terms available
- Rent £34,000 per annum

**Price: £199,950 Leasehold**

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## Location

The businesses are located on Marlborough Crescent approximately 0.2 miles from Newcastle Central Station, providing excellent connectivity via national rail and local Metro services. The area is well-served by public transport, with numerous bus routes and taxi ranks nearby. Major roads such as the A186 and A167(M) are easily accessible, facilitating convenient vehicular access. The Utilita Arena is approximately 0.3 miles away, offering additional foot traffic and visibility.

## Description

We are delighted to present to the market two established businesses—Olive Kitchen, a bistro and coffee house, and Torro's Express, a popular hot-food takeaway. Both businesses are owned by our client and operate independently, while sharing a well-appointed, fully equipped commercial kitchen within the same two-storey mid-terrace property at 3–4 Marlborough Crescent, Newcastle upon Tyne.

**Olive Kitchen** is an inviting and well-presented independent bistro, coffee, and brunch house. The ground floor offers a spacious service area with seating for approximately 40 covers, with additional space on the first floor that could accommodate further seating or be developed to suit a new owner's requirements. The shared kitchen is positioned conveniently between Olive Kitchen and Torro's, providing efficient access for both operations.

**Torro's Express** is a busy and well-established takeaway with a customer service counter and an open-plan kitchen. The business offers a wide and varied menu and serves customers over the counter, for collection, and via major food-delivery platforms. The first floor includes a prep and storage area as well as an office. Both businesses are fully equipped for trade, and a comprehensive inventory can be provided upon request.

## Floor Area

The combined floor area of the property, covering both the ground and first floors, is approximately 300 sq. m. (3,230 sq. ft.).

## Turnover

We have verbally been informed the businesses are turning over circa £20,000 per week.

## EPC Rating

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## Staff

Each business has its own set of staff.

## Opening hours

### Olive Kitchen

Monday – Sunday: 10:00am – 3:00pm

### Torro's Express

Monday – Sunday: 10:00am – 2:00am

## Price

£199,950 Leasehold

## Tenure

Leasehold – We have verbally been informed a new lease would be available, terms and conditions to be agreed.

## Rent

£34,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £27,500

## Important Notice

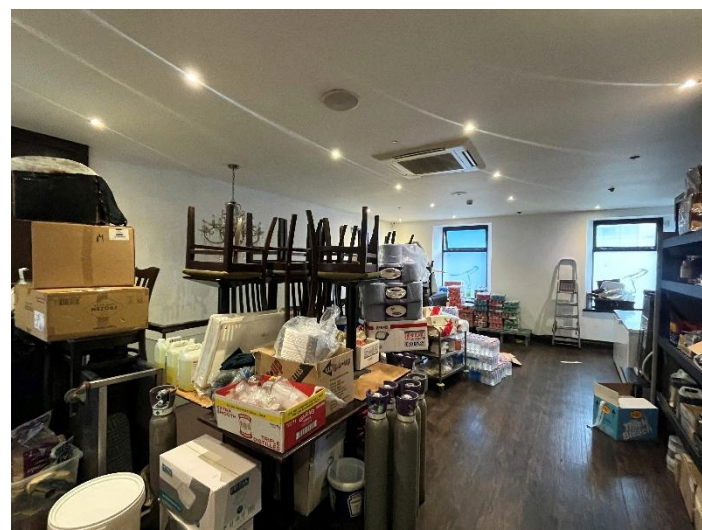
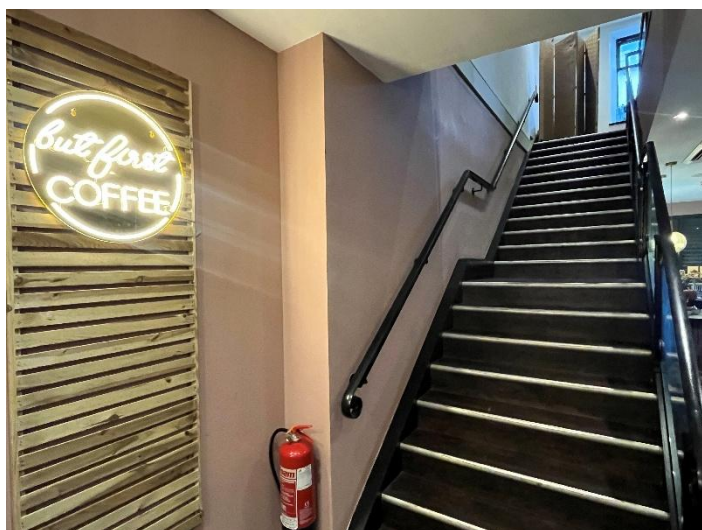
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3. Any areas, measurements and distances given are approximate only.

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