



## Traditional Indian Restaurant

337-339 Stanhope Road, South Shields NE33 4SS

- Three-storey Indian restaurant, fully refurbished to high-quality standard
- Ground floor 90-cover restaurant; first floor function room for 100 guests
- Second floor four-bedroom flat
- Total floor area approximately 602.96 sq. m. (6,490.2 sq. ft.)
- Excellent location with high visibility and strong local customer footfall
- Turnover circa £6,000 + per week
- Fully equipped professional kitchen
- New fully repairing and insuring (FRI) lease available
- Recently refurbished to outstanding standard with high-quality fit-out
- Rent £34,000 per annum

**Price: £100,000 Leasehold**

# COMMERCIAL

## Location

This restaurant is ideally situated on a bustling and vibrant area with excellent footfall. The property benefits from high visibility on a main thoroughfare, surrounded by a mix of local shops, amenities, and residential neighborhoods, making it easily accessible for both locals and visitors. South Shields is a thriving coastal town with a strong community and steady tourism, providing an ideal customer base for a dining establishment. The location is well-served by public transport links, with nearby bus routes and ample on-street parking, ensuring convenience for patrons.

## Business Description

This is a highly regarded Indian restaurant, presented in exceptional condition following a comprehensive refurbishment completed last year. Despite only operating for four months, the restaurant has quickly built an excellent reputation, achieving an outstanding 4.9-star rating on Google, reflecting consistent customer satisfaction and high-quality service.

The property has benefited from a substantial investment in infrastructure, fixtures, fittings, and kitchen equipment, making it fully operational and ready for immediate occupation. This is a rare opportunity to acquire a turnkey hospitality business that combines a modern, stylish setting with a loyal and growing customer base.

The ground floor features a spacious open-plan bar and restaurant, comfortably seating up to 90 guests. The restaurant offers a freshly prepared menu featuring a wide selection of Indian cuisine, crafted to the highest standards. Guests can also enjoy a full range of beverages, including beers, wines, spirits, and soft drinks, providing a complete dining experience. The fully equipped professional kitchen has been designed for efficiency and high-volume service, supporting both dine-in and takeaway operations.

The first floor offers a large function room and bar area capable of accommodating 100 guests, ideal for private events, celebrations, and corporate bookings. This floor also includes a small secondary kitchen, an office, ladies' and gents' W.C. facilities, and an outside terrace area, providing an attractive and flexible space for al fresco dining or events. The layout offers significant potential for additional revenue through functions and catering.

The second floor comprises well-appointed residential accommodation, including a living room, four bedrooms, a kitchen, and a bathroom. This space is ideal for staff accommodation or personal use, adding further convenience and value to the property.

The property has been refurbished to an outstanding standard, with contemporary décor, modern finishes, and high-quality fixtures throughout. Every element of the restaurant has been carefully upgraded to create a welcoming environment that meets modern hospitality standards, combining style with practical functionality.

The restaurant enjoys excellent visibility and strong local footfall, providing an ideal location for continued growth. This represents a unique opportunity to acquire a newly established, high-quality Indian restaurant with a stellar reputation, freshly prepared cuisine, a

comprehensive drinks offering, residential accommodation, and strong growth potential.

This leasehold property is perfect for an operator seeking a ready-to-run business with immediate revenue-generating potential and the flexibility to expand into events and functions.

## Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	262	2,820.14
First Floor	253	2,723.27
Second Floor	87.96	946.79
<b>Total</b>	<b>602.96</b>	<b>6,490.2</b>

## Turnover

We have verbally been informed the businesses are turning over circa £6,000 per week.

## Staff

Owner operated with the assistance of staff.

## Opening hours

Monday – Sunday: 12:00 noon – 9:45 pm

## Price

£100,000 Leasehold

## Tenure

Leasehold – A new (FRI) full repairing and insuring lease is being offered, subject to terms and conditions.

## Rent

£37,500 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £29,000

## Council Tax

Band A

## 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: I374 (Version 1) Amended: 13<sup>th</sup> May 2026

# COMMERCIAL



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.

R573

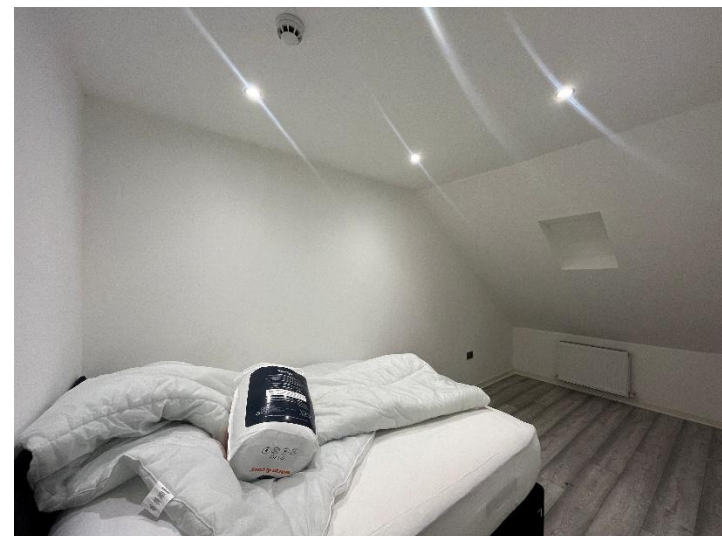
# COMMERCIAL



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.

R573

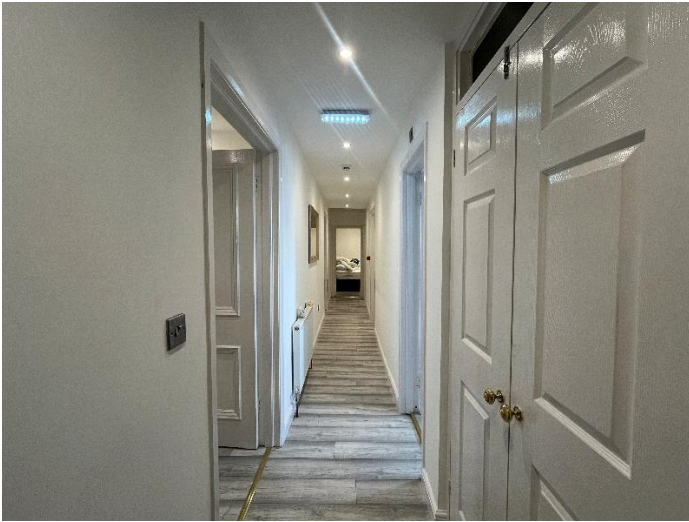
# COMMERCIAL



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.

R573

# COMMERCIAL



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.

R573