



Takeaway Investment

7 Arndale House, Durham Road, Birtley DH3 2PG

- Self contained fully let hot food takeaway
- Producing £9,000 per annum income
- 6.2 % Yield on asking price
- Lease in place until July 2040
- Floor Area circa 61 sq. m. (656 sq. ft.)
- Fully let to Saffron Indian Takeaway
- Prominent position on busy Durham Road (A167)

Price: £145,000 Freehold

COMMERCIAL

Location

The unit is prominently situated along the busy Durham Road (A167) in Birtley, Tyne & Wear. This prime High Street position benefits from excellent visibility to passing traffic and steady pedestrian footfall. The surrounding area is a vibrant mix of independent retailers, cafes, and local services, creating a supportive trading environment. Birtley sits between Chester-le-Street and Gateshead, with easy access to the A1(M), making it highly accessible for customers from across the region.

Description

We are delighted to offer for sale this self-contained, single-storey mid-terrace retail investment, occupying a prominent position within the established Birtley Town Centre. The property is fully let to Saffron Indian Takeaway, providing an immediate income-producing asset and an attractive opportunity for investors seeking a well-located, tenanted retail holding.

Extending to approximately 656 sq. ft. (61 sq. m.)*EPC, the unit benefits from strong visibility and footfall within this busy retail parade.

Tenancy Schedule / Rental Income

Let to Saffron from 21st July 2025 to and including 20th July 2040, generating £9,000 per annum. The business has been in situ, since 2003

There are rent reviews in place, for 2030 and 2035, based on open market rent.

Yield

6.2 % yield

Tenure

Freehold

Price

£145,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £7,900

EPC Rating

C

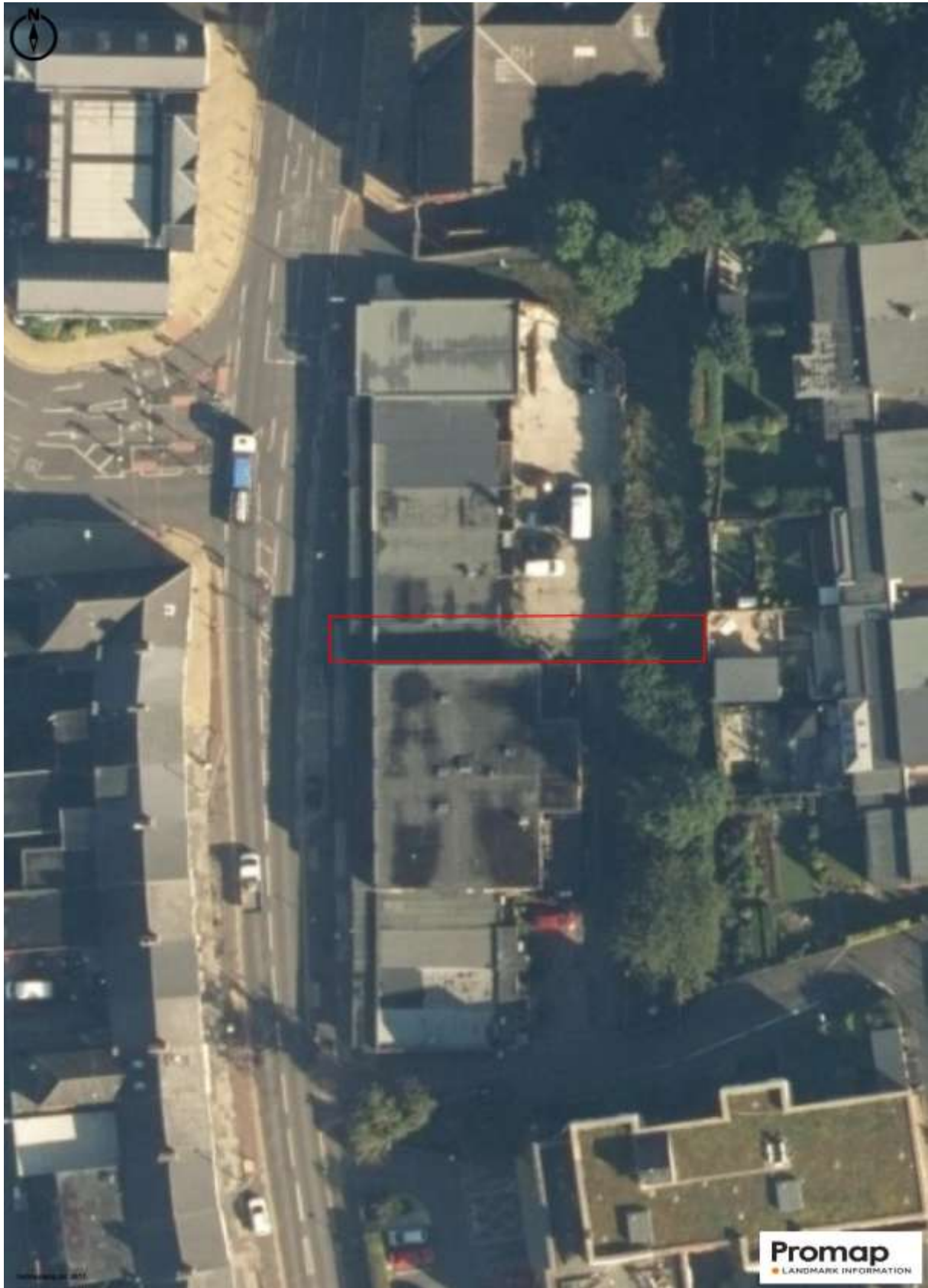
Important Notice

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: I448 (Version 1)

Prepared: 17th April 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