

- Long-established fish and chip takeaway with loyal customer base
- Same ownership since 2006 with excellent local reputation
- Weekly turnover reportedly £4,000 per week
- Spacious 92 sq. m. fully equipped takeaway premises
- Turnkey business, fully equipped and ready to operate
- Qualifies for small business rates relief potential
- Prominent position within established shopping parade
- Council lease with six years remaining; rent £7,800 per annum



Fish Inn

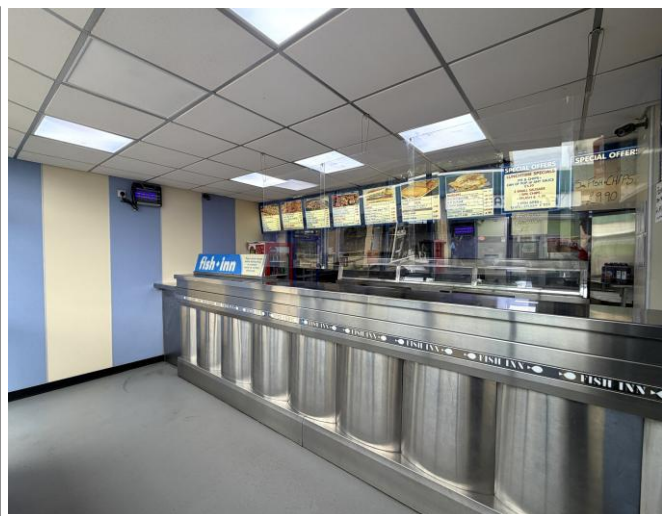
10 Moulton Place, Blakelaw,
Newcastle upon Tyne NE5 3RS

Takeaway

Tenure: Leasehold

Price: £125,000 +

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Location

Fish Inn occupies a highly convenient position within the established residential community of Blakelaw, approximately three miles west of Newcastle city centre. The premises are situated on Moulton Place, forming part of a local retail parade that serves a large surrounding catchment of residential housing, generating regular footfall and repeat trade from local residents. The property benefits from excellent accessibility for customers, with convenient pedestrian access from nearby housing estates and good road connections to surrounding suburbs including Kenton, Cowgate, Denton Burn and Westerhope. Ample nearby parking and easy roadside access make collections and takeaway visits straightforward for customers.

From an operational perspective, the location is particularly well suited to food deliveries. The premises enjoy quick access to key routes including the A1 Western Bypass and major local roads serving west Newcastle, allowing efficient delivery coverage across a wide catchment area. The established residential nature of the area provides a strong customer base for takeaway and home delivery services, while the accessible road network enables drivers and suppliers to reach the premises with ease.

Overall, Fish Inn occupies a strong neighbourhood trading position combining a loyal local customer base, excellent accessibility, and efficient delivery logistics, making it well placed to serve both walk-in and delivery customers throughout west Newcastle.

Description

Fish Inn is a long-established and highly regarded fish and chip takeaway occupying a prominent position within the local shopping parade at Blakelaw, Newcastle upon Tyne. The business has been under the same ownership since 2006 and has traded continuously as a fish and chip shop for many years prior, providing an excellent reputation and loyal customer base within the surrounding residential community.

The premises extend to approximately 92 sq. m. (990 sq. ft.) and provide well-presented accommodation comprising a spacious customer service area with serving counter, fully equipped commercial kitchen, preparation room, potato preparation room and staff W.C. facilities.

The business is offered with an extensive range of quality trade fixtures, fittings and equipment, including a Martyn Edwards three-pan gas frying range, kebab rotisserie, electric twin-deck pizza oven, extraction and ventilation system together with numerous ancillary catering appliances. A full inventory of equipment can be made available to interested parties upon request.

Operating as a traditional fish and chip takeaway, Fish Inn offers a comprehensive menu including fish and chips, pies, sausages and other popular takeaway favourites, whilst also benefiting from additional income streams through its range of pizzas, kebabs, burgers and sundries, appealing to a broad customer base.

The premises are clean, well maintained and presented to a high commercial standard throughout, providing an excellent opportunity for a new owner to acquire an established and profitable takeaway business with scope for further growth through extended opening hours, online ordering platforms and delivery services where appropriate.

Floor Area

92 sq. m. (990 sq. ft.)

Turnover

We have verbally been informed the business is turning over circa £4,000 per week.

Tenure

Leasehold – We have verbally been informed there are 6 years remaining of a 10 year lease from Newcastle County Council.

Rent

£7,800 per annum

Staff

The business is run by a husband & wife team with the assistance of a delivery driver.



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Trading Times

Monday – Thursday: 11:30am – 2:00pm & 4:00pm – 8:00pm

Friday – Saturday: 11:30am – 2:00pm & 4:00pm – 9:00pm

Sunday: Closed

Rateable Value

The 2026 Rating List entry is Rateable Value £4,750

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Viewing Arrangements

Strictly by appointment through this office.

Information 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 I517 (Version 2)

Prepared 31st July 2026

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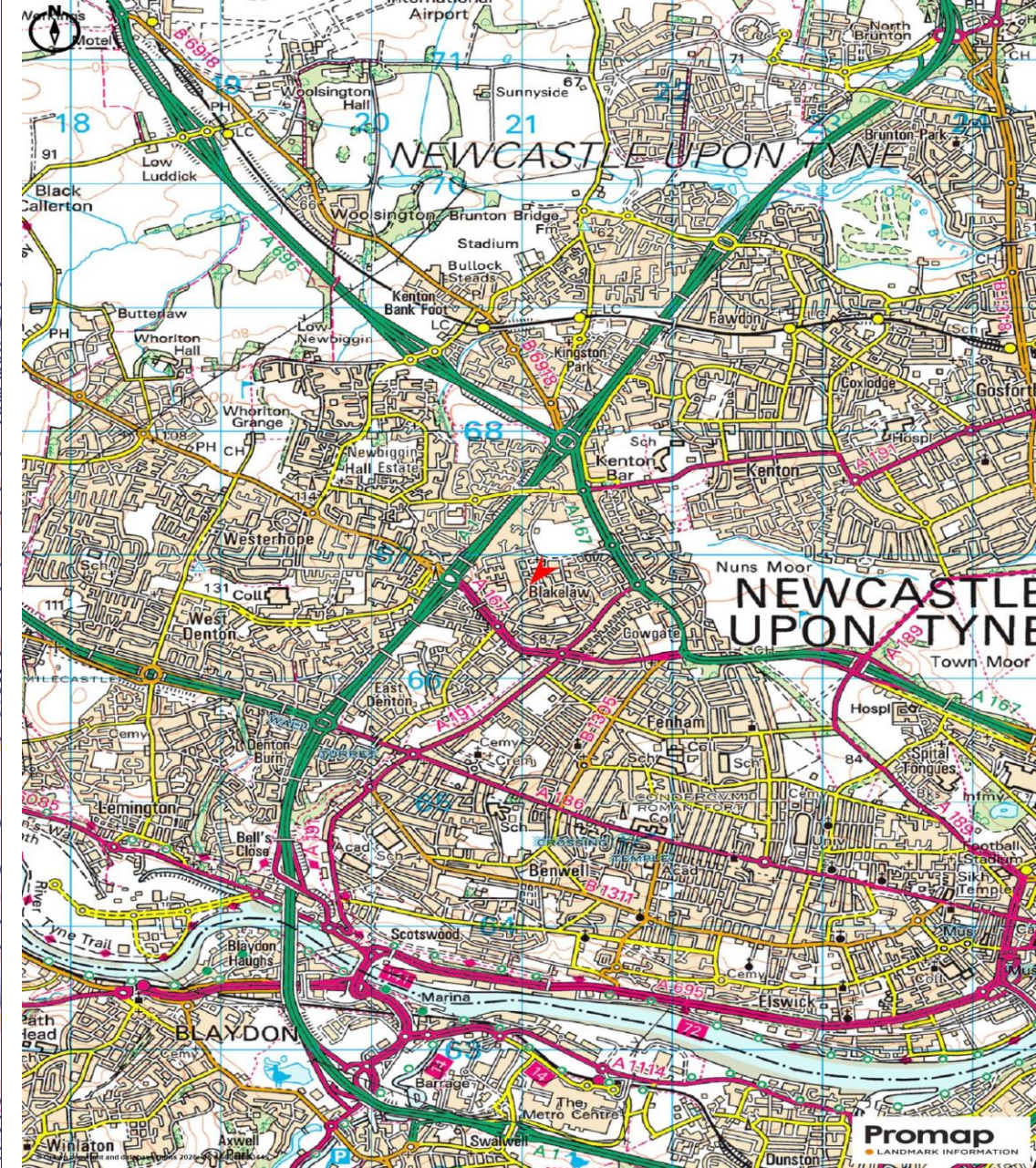
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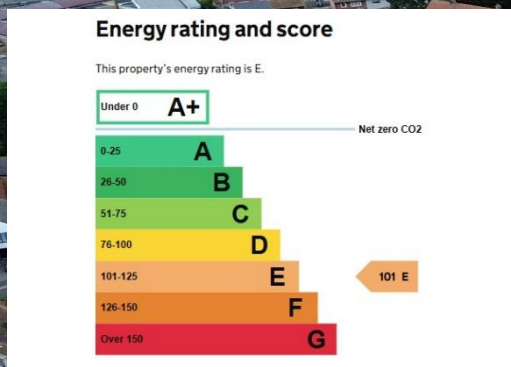
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Money Laundering Regulations – Intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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