



New Best Kebab

106 Westgate Road, Newcastle upon Tyne NE1 4AF

- Takeaway & Delivery Business
- Two Storey 91.07 sq. m. (980.26 sq. ft.)
- On Just Eat, Deliveroo & Uber Eats
- 3:00am Trading Licence
- Excellent Footfall & Passing Trade
- Turnover Available Upon Request
- Small Business Rate Relief
- Lease in Place Until 29th November 2030
- Rent £7,400 per annum

Price: £69,950 Leasehold

BUSINESS FOR SALE

Location

The business is located on Westgate Road at the junction of Bath Lane. Its City Centre location means it benefits from excellent footfall and passing trade.

Business Description

Best Kebab is a takeaway/delivery business located in a prime position in the heart of Newcastle City Centre. Our client took over the business in May 2023 continuing the menu of kebabs, pizzas, burgers, wraps, parmesans, chips, chilled drinks and much more. The business offers takeaway and delivery service via various platforms.

The Premises

The business is situated on the first & second floors of a two storey mid terrace property, consisting ground floor open plan customer service area, kitchen with walk in fridge, store and staff W.C facilities, the first floor has a store room with bathroom.

Area	Sq. m.	Sq. ft.
Ground Floor	64.02	689.10
First Floor	27.05	291.16
Total	91.07	980.26

Inventory

Twin deck pizza oven 8700kw
3 x Chest freezers
Large dough mixer
Pizza dough roller
Kenwood 6 hob gas oven
Stainless steel two bowl sink
Pantheon veg prep machine
Commercial electric griddle
Chip scuttle
Lincat twin tank countertop electric fryer
Archway gas burner charcoal grill
Kebab grill & knife
Lincat 6 pan bain marie
2 x stainless steel/glass display cabinets
Epos system with printer
CCTV monitor with 4 cameras
Samsung TV
Commercial stick blender
Meat grinder/ mincer
Pizza pans with lids (various sizes)

Staff

The business is run by a husband and wife team, with the assistance of 2 members of staff on part time flexible hours.

Tenure

Leasehold – We have verbally been informed the current lease expires on 29th November 2030.

Price

£69,950 plus stock at valuation

Rent

£7,400 per annum

Trading Information

Available upon request

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £6,800

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

Opening Hours

Sunday – Wednesday 5:30pm – 1:00am

Thursday – Saturday 5:30pm – 2:30am

(We have verbally been informed the business has a licence to trade from 10:00am – 3:00am)

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: I077 (Version 1)

Prepared: 30th August 2024

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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