



## Ilbay's Turkish Restaurant

565a Durham Road, Low Fell, Gateshead NE9 5EY

- Well Presented First Floor Restaurant
- Circa 65 Internal Covers (Pre covid)
- Beautiful Beer Garden
- Rent £12,500 per annum
- Website & Social Media Pages
- Town Centre Location
- Fully Equipped Catering Kitchen
- Premises Licence
- Turnover circa £5,000 - £7,000 per week
- Eat in and Delivery Service Offered

**Leasehold £35,000**

# BUSINESS FOR SALE

## Location

The business is located within a busy secondary area on the main A167 arterial road running through Low Fell between the A1 (M) and Newcastle City centre. Low Fell is a popular and attractive suburb, with this property forming part of the busy central business district. The immediate area comprises a mix of shops and flats plus a number of restaurants, pubs and other retail occupiers.

## Description

The restaurant is located on the first floor of a two-storey mid terrace property with pitched roof.

Internally the unit consists bar/waiting area, open plan dining area with 65 covers (currently 45, covid 19) fully equipped kitchen and male / female W.C facilities. The business also benefits from a beautiful beer garden to the rear giving additional covers.

We are delighted to offer to the market Ilbay's restaurant that specialises in traditional Turkish food largely the heritage of Ottoman cuisine, which can be described as a fusion and refinement of Central Asian, Middle Eastern, Eastern European and Balkan cuisines. The restaurant also offers a delivery/takeaway service via their own website.

## Tenure

Leasehold – We have verbally been informed there is 3 years remaining on the current lease.

## Price

£35,000

## Rent

£12,500 per annum (Paid Quarterly)

## Trading Information

We have verbally been informed the business is turning over circa £5,000 - £7,000 per week.

## Staff

The business is owner operated with the assistance of 5 members of staff.

## Website /Social Media

[www.ilbaysturkishcuisine.co.uk](http://www.ilbaysturkishcuisine.co.uk)  
Facebook Page - 4,574 Followers

## Reviews

5 Stars from 165 Tripadvisor reviews

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2021 Rating List entry is Rateable Value £10,750

## Important Notice

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