

Retail | Office | Industrial | Land



## Kings Pizza

912 Shields Road, Walkergate, Newcastle upon Tyne NE6 4QP

- Freehold Ground Floor Hot Food Takeaway
- Floor Area 43.74 sq. m. (470 sq. ft.)
- Formerly Traded as Kings Pizza
- Fully Equipped for the Trade
- Electric Roller Shutters
- Prominent Main Road Position / Excellent Passing Trade
- Ideal Investment Opportunity or for an Owner Operator

**Price £139,950 Freehold**

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## Location

The unit is located on Shields Road a main road through Walkergate directly opposite the Benfield Road/ Shields Road crossroads and is close to Walkergate Metro Station. Walkergate is approximately 3 miles west of Newcastle upon Tyne City Centre.

## Property Description

A freehold ground floor hot food takeaway within a small shopping parade. The unit consists open plan service area, kitchen and external staff W.C facilities. The unit formerly traded under the name Kings Pizza and still retains most of the fixtures and fittings as can be seen from the photos.

## Floor Area

43.74 sq. m. (470 sq. ft.)

## Viewing

Strictly by appointment through this office.

## Price

£139,950

## Tenant

Freehold / Leasehold

## Land Registry Title Numbers

TY248916 / TY197194 / TY198715

## Rateable Value

The 2025 Rating List entry is Rateable Value £3,300

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.

## 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: I150 (Version 1)**

**Prepared 09/01/2025**

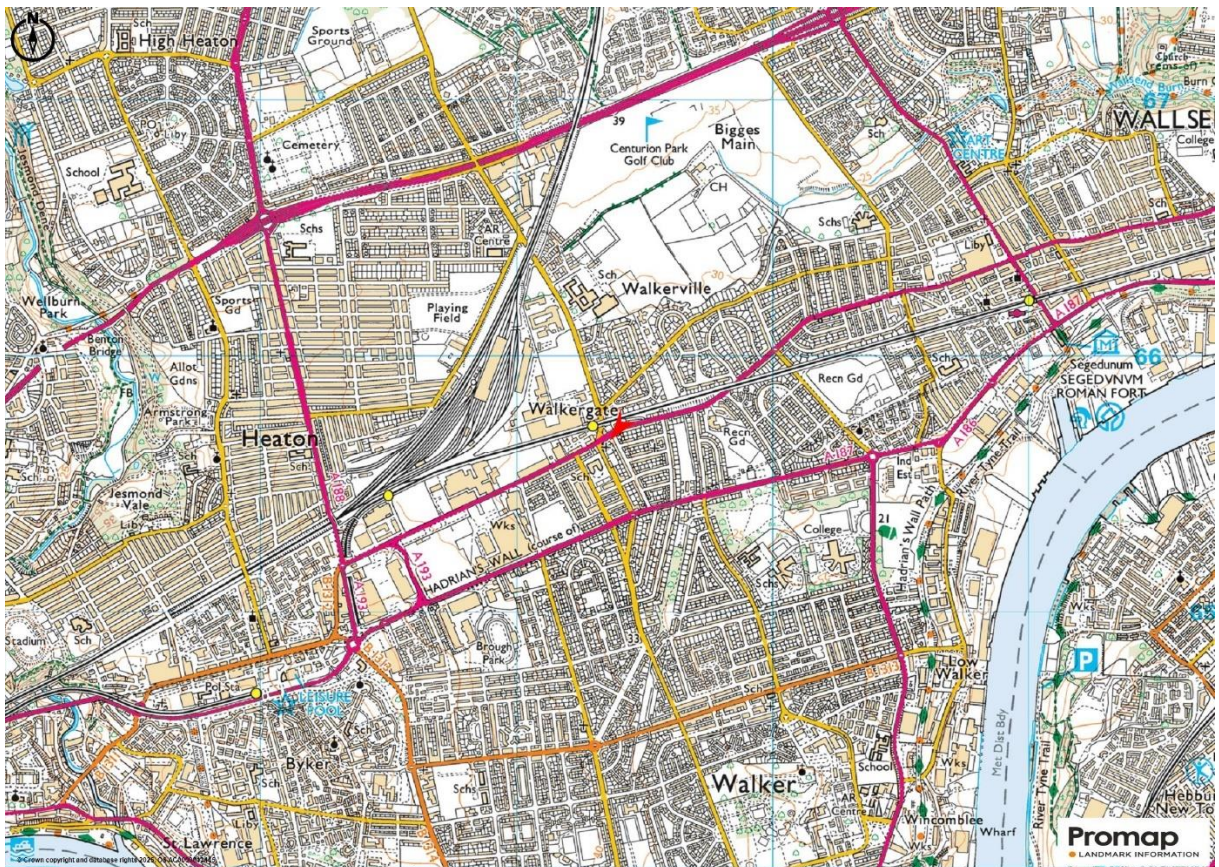


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