

Retail | Eateries | Pubs | Leisure | Care | Hotels



## Sauce Dragon

147-149 Shields Road, Newcastle upon Tyne, NE6 1DP

- Chinese Takeaway
- Excellent Just Eat Reviews
- Densely Populated Area
- Fully Equipped for Trade
- Turnover circa £6,000-£6,500 per week
- Three Storey Property
- Floor Area 140.9 sq. m. (1,516.6 sq. ft.)
- Rent £12,000 per annum

**Leasehold £29,950 (+stock)**

# BUSINESS FOR SALE

## Location

The business is situated towards the South West end of Shields Road and is approximately 2 miles West of Newcastle Upon Tyne city centre. Shields Road is a main retail street within this densely populated suburb of Newcastle. There is ample public transport, including local buses and a local Metro Station.

## Description

The business trades from a mid-terrace three storey property with pitched slate roof. The floor area is circa 140.9 sq. m. (1,516.6 sq. ft.) consisting open plan service area/kitchen, prep room and staff w/c on the ground floor with the first and second floors used as storage.

The business has been trading for circa 3 years offering a selection of Chinese dishes both over the counter and via deliveries.

## Websites / Social Media

[www.just-eat.co.uk](http://www.just-eat.co.uk)

## Price

£29,950 plus stock at valuation

## Rent

£12,000 per annum

## Tenure

We have verbally been informed that there is a 12 year lease in place, from 2017

## Turnover

We are verbally informed the business is turning over £6,000-£6,500 per week

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £8,600

## Staff

Owner operated with the assistance of 3 full time staff and 3 delivery drivers.

## Opening Hours

Friday – Tuesday	4:30pm – 10:30pm
Wednesday & Thursday	Closed

## 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: I065 (Version 1)

Updated January 2025

# BUSINESS FOR SALE



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