



Fire Leaf Tonic

4 Waterloo Street, Newcastle upon Tyne NE1 4DG

- Fully equipped Indian restaurant and takeaway
- Includes basement prep area and storage facilities
- Approx. 30 internal covers with open-plan layout
- Fully equipped for the trade
- Established online via Just Eat, Uber Eats, Deliveroo
- City centre location near Central Station
- Rent £15,000 per annum
- Below threshold – potential zero business rates payable

Price: £40,000 Leasehold

BUSINESS FOR SALE

Location

The business is located opposite the City Quadrant a stunning landmark mixed use development situated at the western entrance to Newcastle City Centre within 150m of Central Station. The scheme is part of the Waterloo Square development and forms part of the western gateway to Newcastle's vibrant City Centre. Situated adjacent to the A6082/A189 St James Boulevard on Westmorland Road, an excellent location with Newcastle Central Station, the main Coach Station, the International Centre for Life and the retail core all in close proximity. Newcastle Central Station provides direct Metro access to the east coast, Newcastle International Airport and Sunderland City Centre.

Description

We are delighted to bring to the market Fire Leaf Tonic, a well-presented Indian restaurant and takeaway situated at 4 Waterloo Street, Newcastle upon Tyne, NE1 4DG. The premises comprise a ground-floor open-plan seating and kitchen area with approximately 30 covers, along with customer and staff W.C. facilities and a basement area used for food preparation and storage.

Fire Leaf Tonic offers a diverse and high-quality menu featuring a wide selection of authentic Indian starters and main courses, as well as pizzas, burgers, wraps, sides, and desserts to cater to a broad customer base. The business is fully equipped and ready for immediate trade, providing an excellent opportunity for an operator seeking to establish or expand within Newcastle's vibrant city centre dining scene.

Staff

The business is run by 3 full time and 1 part time members of staff.

Website / Food delivery platforms

fireleafonline.co.uk / Just Eat / Uber Eats / Deliveroo

Opening times

Wednesday – Monday: 4:00pm – 11:00pm
Tuesday: Closed

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Price

£40,000 Leasehold.

Rent

£15,000 per annum.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £7,000

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.

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Amended 24th November 2025

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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