



- Established leasehold restaurant business
- Seating for approximately 40-50 diners
- Attractive two storey premises 140 sq. m. (1,512 sq. ft.)
- Prime City Centre location opposite Sunderland Empire Theatre
- Weekly turnover advised at £8,000 - £10,000 per week
- Qualifies for small business rates relief
- Rent £22,600 per annum

Koji
314 High Street West,
Sunderland NE26 3NR

Leasehold Restaurant
Price: £50,000 Leasehold

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Location

Situated in the heart of Sunderland city centre, the restaurant occupies a prime position in a vibrant area with high levels of footfall throughout the day and evening. The property benefits from excellent visibility, being located on one of the main thoroughfares linking Sunderland's shopping district with the riverside and cultural quarter. The restaurant is just a short walk from The Bridges Shopping Centre, Sunderland Empire Theatre, and Sunderland train station, making it easily accessible to both locals and visitors. Surrounded by a mix of retail outlets, bars, cafes, and student accommodation, the area enjoys a lively atmosphere with strong trade potential.

Transport links are excellent, with nearby bus routes and metro stations providing convenient access across the city and wider region. Public car parks are also located within close proximity, adding to the accessibility for customers. This central location offers a fantastic opportunity for a new operator to take advantage of an established site in a busy part of Sunderland, perfectly positioned to attract daytime shoppers, evening diners, and the city's growing student population.

Description

An exceptional opportunity to acquire a well-established and highly regarded leasehold restaurant business occupying a prominent trading position in the heart of Sunderland City Centre. Situated adjacent to the iconic Sunderland Empire Theatre and The Dun Cow, the business benefits from excellent levels of passing footfall and is surrounded by a vibrant mix of retail, leisure and hospitality operators.

Trading as **Koji**, the restaurant has built an excellent reputation for its high-quality Japanese cuisine, stylish surroundings and loyal customer base. The business is offered as a genuine turnkey opportunity, with all fixtures, fittings and commercial catering equipment included, allowing a new owner to continue trading immediately with minimal additional capital expenditure.

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The premises extend to approximately 140 sq. m. (1,512 sq. ft.) and provide an impressive open-plan dining area with seating for approximately 40-50 covers. Finished to a high specification throughout, the restaurant boasts exposed brick and stone feature walls, attractive timber flooring, feature lighting, a stylish fully licensed bar and a welcoming contemporary dining environment.

To the rear is a fully equipped commercial kitchen fitted with professional catering equipment, extraction system, preparation areas, refrigeration and ancillary storage, providing an efficient workspace capable of supporting a busy restaurant operation. The first floor provides modern customer W.C. facilities together with additional storage accommodation.

The current owners advise that the business has achieved an average turnover in the region of £8,000 to £10,000 per week, demonstrating the strength of the business and its established customer following.

The premises also benefit from an impressive 5-Star Food Hygiene Rating, awarded following inspection on 7th March 2024, reflecting the high operational standards maintained by the business.

This is an outstanding opportunity for an experienced operator, first-time restaurateur or expanding hospitality group seeking an established and profitable business with significant scope for continued growth.

Turnover

We are verbally advised by the owner that the business was achieving a turnover in the region of £8,000 to £10,000 per week.

Rent

£22,600 per annum



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Lease Terms

Leasehold - Our clients have advised us there are circa 8 years remaining on the current lease.

Rateable Value

The 2026 Rating List entry is Rateable Value £10,000

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.

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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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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Prepared 10th July 2026

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