

- Well-presented hot food takeaway business
- Ground floor premises extending to 572 sq. ft. (53.14 sq. m)
- Fully fitted commercial kitchen with walk-in chiller included
- Suitable for a variety of alternative cuisines
- Prominent city centre location opposite NX Newcastle venue
- Qualifies for small business rates relief
- Late-night operation trading until 5:00am
- Rent £18,000 per annum

Mighty Bite,
81 Westgate Road,
Newcastle upon Tyne,
NE1 1SQ

Price: £65,000 Leasehold

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Location
Mighty Bite occupies a prominent trading position on Westgate Road in Newcastle city centre, at the busy junction with Clayton Street West. The premises benefit from excellent visibility and high levels of pedestrian and vehicular traffic, being situated directly opposite NX Newcastle, one of the city's leading live music and entertainment venues.

The surrounding area comprises a mix of established independent businesses, national occupiers, leisure operators, hotels and residential accommodation, generating strong trade throughout the day and into the evening. The property is conveniently located within walking distance of Newcastle Central Station, the main retail core, Newcastle University and the city's vibrant nightlife destinations. This well-positioned location provides a substantial catchment of office workers, students, residents, commuters and visitors, making it an ideal setting for a hot food takeaway business.

Description
This opportunity offers the acquisition of a fully fitted and well-presented city centre takeaway business trading as Mighty Bite, occupying a prominent position on Westgate Road in the heart of Newcastle upon Tyne. Mighty Bite offers an extensive menu including pizzas, shawarma wraps, donner kebabs, burgers and chicken parmesans, generating trade from both walk-in customers and online delivery platforms including Just Eat and other food delivery services.

The business occupies an attractive ground floor premises extending to approximately 53.14 sq. m. (572 sq. ft.). The accommodation briefly comprises a customer service area with open-plan kitchen, preparation kitchen with walk-in chiller, ancillary storage and staff W.C. facilities.

As shown in the accompanying photographs, the premises are fitted out to a high standard and are equipped with a comprehensive range of commercial catering equipment, all of which is included within the sale, providing a genuine turnkey opportunity for an incoming purchaser.

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The business currently benefits from late-night trading hours, operating until 5:00am, presenting significant scope for further growth through extended marketing, enhanced delivery partnerships and increased utilisation of the existing opening hours. The fully equipped nature of the premises would also lend itself to a variety of alternative food concepts, subject to any necessary consents.

This represents an excellent opportunity to acquire a well-established takeaway business in a prime Newcastle city centre location with a fully fitted commercial kitchen and considerable potential for future expansion.

Staff
The business is currently owner-operated, and no members of staff will transfer as part of the sale.

Opening Hours
Monday – Thursday 5:00pm – 4:00am
Friday – Saturday 5:00pm – 5:00am
Sunday 5:00pm – 2:00am

Floor Area
53.14 sq. m. (572 sq. ft.)

Price
£65,000

Rent
£18,000 per annum





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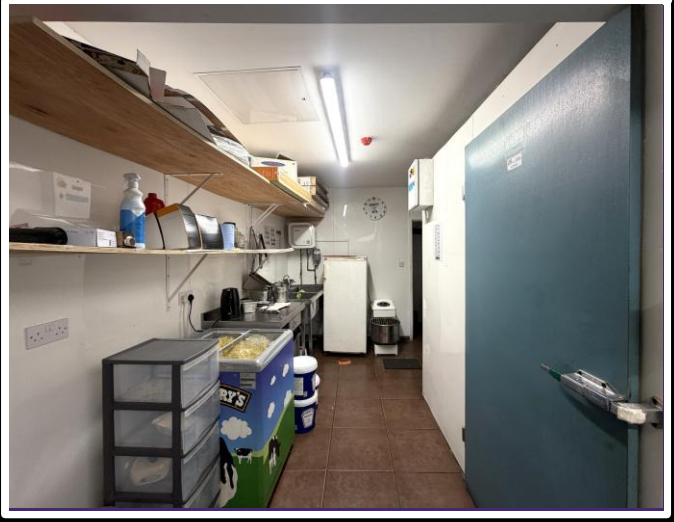

Tenure
Leasehold – We have verbally been informed there is a lease in place until 2031.

Viewing Arrangements
Strictly by appointment through this office.

Rateable Value
The 2026 Rating List entry is Rateable Value £8,800

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.

Information 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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