



## Takeaway Investment

7 Arndale House, Durham Road, Birtley DH3 2PG

- Self contained fully let hot food takeaway
- Producing £9,000 per annum income
- 6.4 % Yield on asking price
- Lease in place until July 2040
- Floor Area circa 61 sq. m. (656 sq. ft.)
- Fully let to Saffron Indian Takeaway
- Prominent position on busy Durham Road (A167)

**Offers Over: £140,000 Freehold**

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## Location

The unit is prominently situated along the busy Durham Road (A167) in Birtley, Tyne & Wear. This prime High Street position benefits from excellent visibility to passing traffic and steady pedestrian footfall. The surrounding area is a vibrant mix of independent retailers, cafes, and local services, creating a supportive trading environment. Birtley sits between Chester-le-Street and Gateshead, with easy access to the A1(M), making it highly accessible for customers from across the region.

## Description

We are delighted to offer for sale this self-contained, single-storey mid-terrace retail investment, occupying a prominent position within the established Birtley Town Centre. The property is fully let to Saffron Indian Takeaway, providing an immediate income-producing asset and an attractive opportunity for investors seeking a well-located, tenanted retail holding.

Extending to approximately 656 sq. ft. (61 sq. m.)\*EPC, the unit benefits from strong visibility and footfall within this busy retail parade.

## Tenancy Schedule / Rental Income

Let to Saffron from 21<sup>st</sup> July 2025 to and including 20<sup>th</sup> July 2040, generating £9,000 per annum. The business has been in situ, since 2003

There are rent reviews in place, for 2030 and 2035, based on open market rent.

## Yield

6.4 % yield

## Tenure

Freehold

## Price

Offers over £145,000

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £7,900

## EPC Rating

C

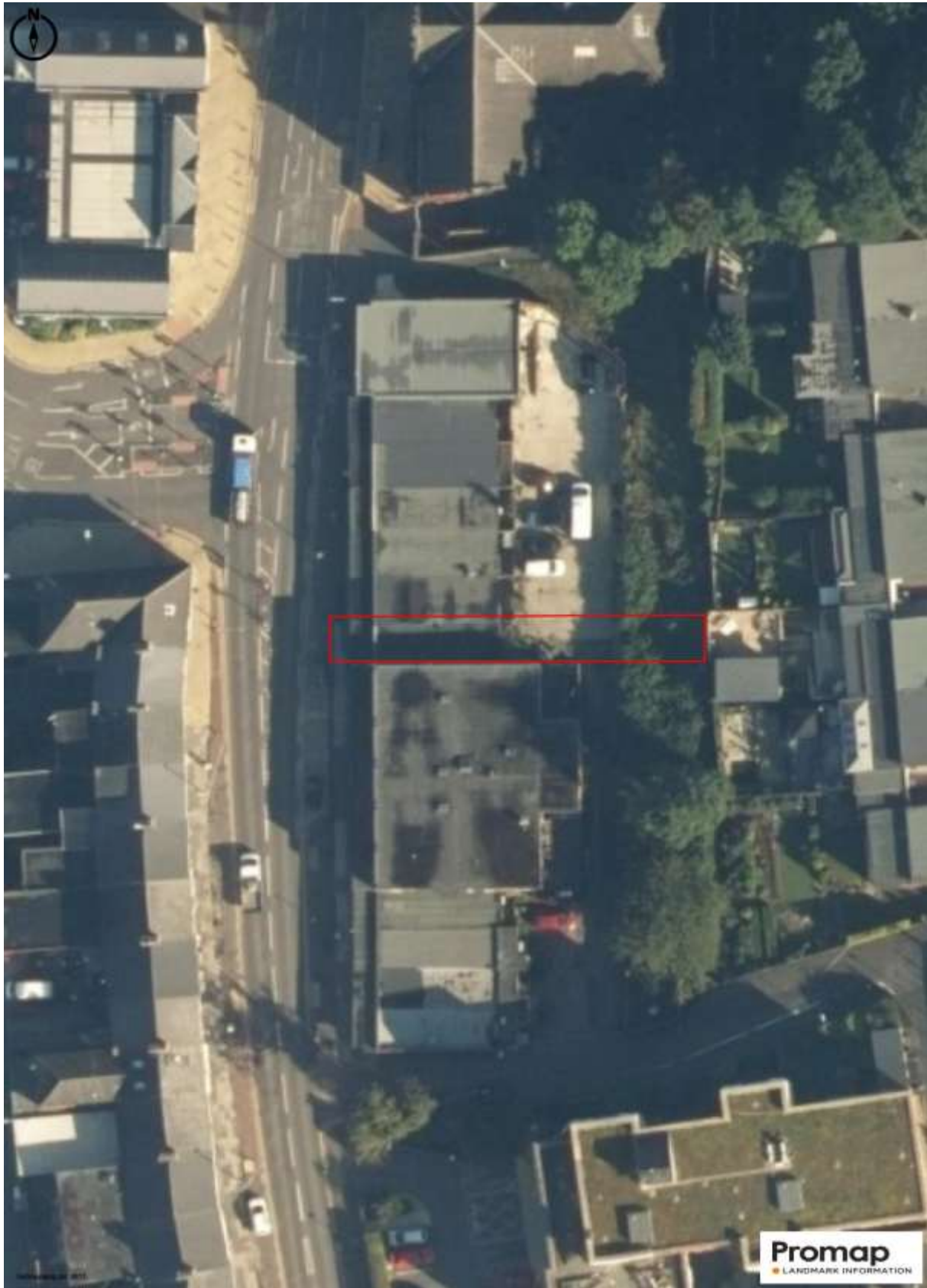
## Important Notice

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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.

**Ref:** I448 (Version 1)

**Amended:** 03<sup>rd</sup> July 2026

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