



Biryani

202 Chillingham Road, Heaton, Newcastle upon Tyne NE6 5LN

- Established hot food takeaway business
- Net Internal Area 15 sq. m. (161 sq. ft.)
- Authentic biryanis, burgers, wraps, kebabs, desserts, and drinks
- Fully Equipped Kitchen: Ready for immediate operation
- On street parking
- Excellent footfall & passing trade
- 6 Year lease from May 2025
- Rent £6,600 per annum

Price £27,000 Leasehold

BUSINESS FOR SALE

Location

Chillingham Road is the main thoroughfare through Heaton and links the A1058 Coast Road to Byker. Heaton is a densely populated area with a large student population and is serviced well by public transport including the Tyne & Wear Metro system. The subject property is prominently situated mid-way along Chillingham Road which is considered to be the prime high street location and is highly sought after by both corporate and private retailers.

The Business

An excellent opportunity to acquire a fully operational takeaway business located in a busy area of Newcastle upon Tyne. Abys Biryani is a well-established takeaway known for serving flavourful biryanis, burgers, wraps, and popular fast-food items with convenient online ordering and delivery options.

Property / Equipment

The business is situated within a single storey end terrace property with flat roof. The business trades from a net internal area of 15 sq. m. (161 sq. ft.) consisting service area, kitchen and staff WC facilities.

The business is equipped for the trade including Epos system, Soft ice cream machine, 2 x table top electric fryers, Lincat extraction hood, blender, 2 x microwaves, 2 x tall fridges, 2 x under counter fridges, coca fridge.

Opening Times

Monday – Sunday 11:00am – 11:00pm

Permitted opening hours from Newcastle County Council, The premises shall close for business and all customers shall leave the premises by 23:00 hours, and the premises shall not re-open before 08:00 hours on any day.

Website

abysbiryani.uk

Tenure

Leasehold – We have verbally been informed there is a 6 year in place from May 2025.

Rent

£6,600 per annum for the first three years, increasing to £7,800 per annum for the remaining three years of the lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £2,800

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

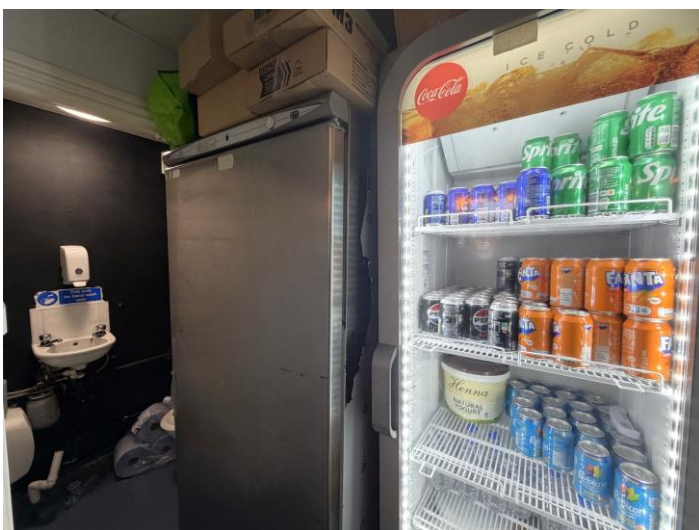
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared 24th March 2026

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