

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2205

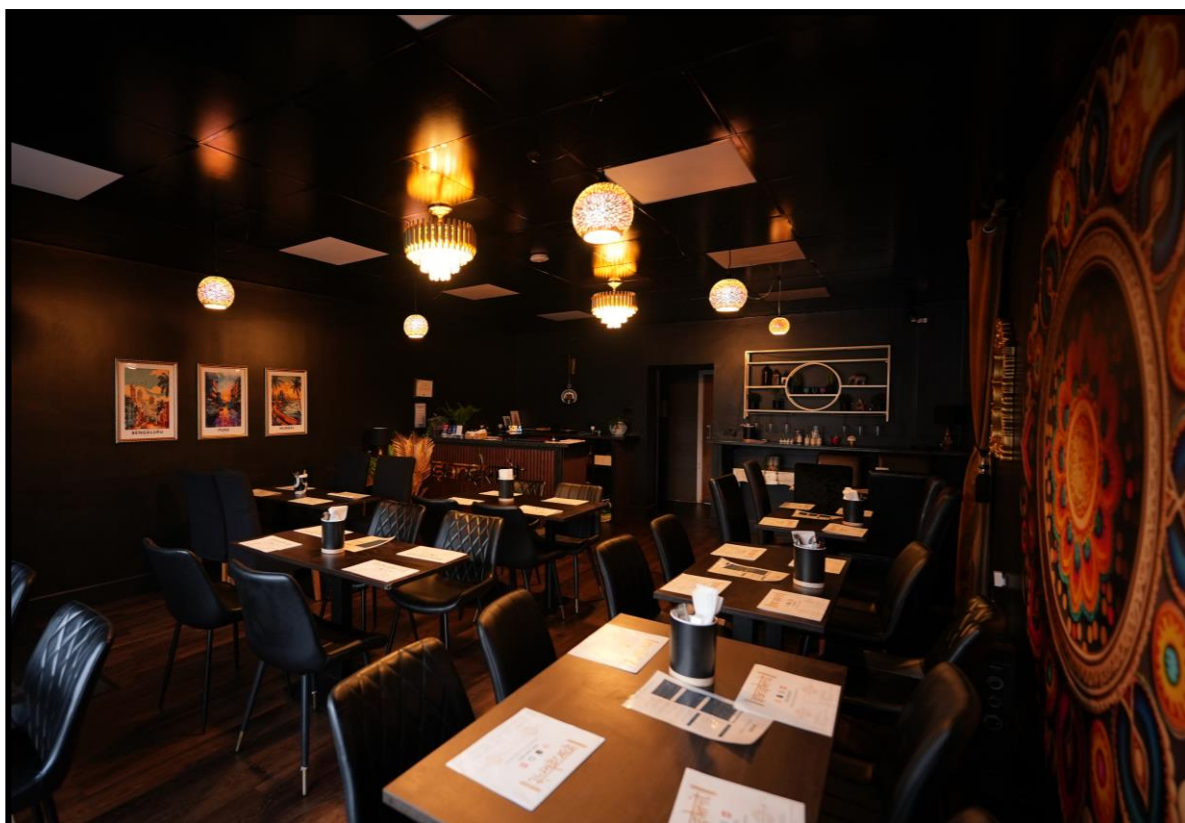


North East Commercial  
Property & Business Agents

## LICENSED INDIAN RESTAURANT

currently t/a "Sanskrit"

391 Benton Road, Four Lane Ends,  
Newcastle upon Tyne NE7 7EE



- Award winning restaurant.
- Sales up to £5,000 weekly.
- 35 cover dining room.
- Dine in and collection options.
- Located in pleasant suburban area.
- Low fixed overheads.
- All intellectual property rights included.
- LEASEHOLD £69,950 plus stock.

Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
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**Location**

The business opportunity lies within a busy and popular parade at Four Lane Ends in the Newcastle suburb of Benton. This is a popular residential area approximately 4 miles north east of Newcastle city centre, adjacent to Gosforth and Forest Hall.

This parade comprises a broad mix of tenants that include Greggs, Subway and Tesco together with a range of quality independent operators. The tenants are supported by ample free car parking and there is also a very busy public transport interchange at Four Lane Ends.

**Business Opportunity**

This is a respected restaurant which has been trading for a couple of years but is now on the market as our client wishes to spend more time with his family.

The premises are in excellent order throughout and configured to provide three separate spaces. On the ground floor there is the dining room and service point to the front with the fully fitted kitchen space to the rear. On the half landing, with steps up from the ground floor kitchen, there is another large food prep area which is used for outside catering and larger orders. A number of the larger items in the kitchen, including the gas burner oven and Tandoor were new when the site opened.

The current menu offers “*a journey through authentic Indian flavours*” via a range of traditional Indian time-honoured dishes together with a range of specials. There are a range of choices that include small plates, meal deals and mains with dine in and delivery options.

The restaurant has an excellent local reputation with loyal regulars and high levels of repeat business. Despite its relatively short trading history, it was awarded the “Best of Newcastle” title at the English Curry Awards in 2025.

This is a rare to the market suburban award-winning restaurant with a good customer base and ideal for an owner operator to take on and drive forward.

**Premises**

Comprises a spacious ground floor unit forming part of a larger two storey parade. Accommodation comprises:

**Ground Floor**

<b>Dining Area</b>	470 sq.ft. (44 sq.m.).
<b>Kitchen 1</b>	325 sq.ft. (30 sq.m.).
<b>Prep Area</b>	485 sq.ft. (45 sq.m.).
<b>Customer Toilet</b>	
<b>Staff Toilets</b>	



**Restaurant Trading Hours**

Monday - Friday	5.00pm – 10.30pm
Saturday & Sunday	3.00pm – 10.30pm

**Staff**

The business is available free of staff.

**Fixtures & Fittings**

A full inventory would be made available prior to bona fide purchasers an exchange of contracts.

**Rates**

The premises are assessed as follows:  
Rateable Value £15,750 (2026 list)  
Rates incentives subject to status.

**Tenure**

The premises are held on a 5 year lease from 2025 at a passing rent of £10,400 per annum.

**EPC**

Rating B.

**Money Laundering Regulations**

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

**Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property