


# RAJ TANDOORI

31 Pudding Chare, Newcastle, NE1 1UF

**VIRTUAL FREEHOLD: £299,950 | REF: 6467097**

## KEY HIGHLIGHTS

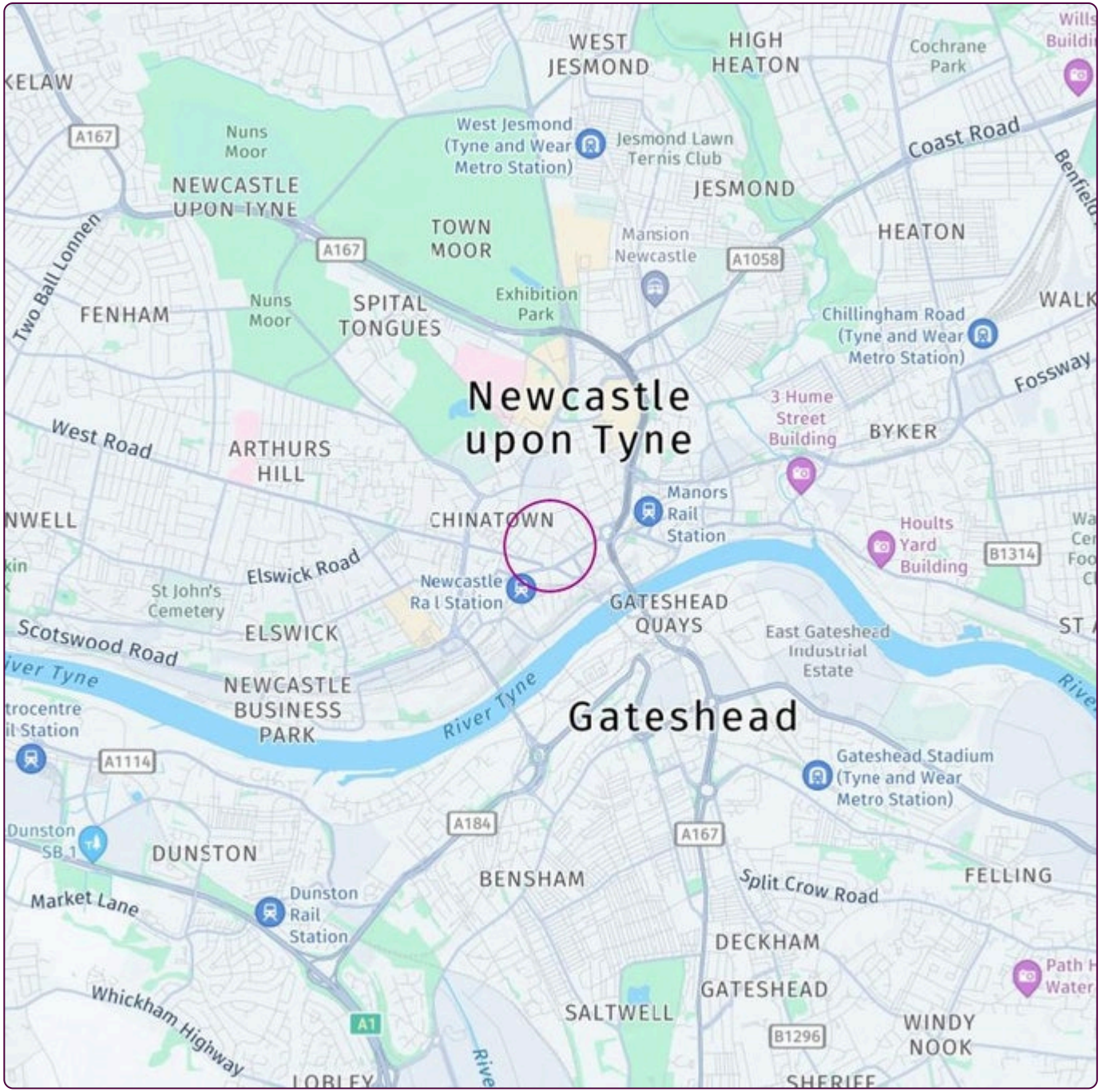
- Prime City Centre Location
- Excellent visibility and footfall
- Close to other bars and restaurants
- Sold as going concern or vacant possession
- Fully Licensed
- EPC Rating C

## LOCATION

Raj Tandoori occupies a prime position on Pudding Chare, a narrow, historic cobbled street in the heart of Newcastle city centre, placing it within easy reach of major landmarks, nightlife zones, retail districts, and key visitor attractions.

Pudding Chare sits just off one of Newcastle's busiest central areas (The Bigg Market), giving the restaurant strong visibility and dependable footfall from shoppers, office workers, students, and visitors. The street is well-known for its character and charm, offering an atmospheric setting that appeals to diners seeking an authentic city-centre experience.

The restaurant is positioned close to main transport links, including Central Station, major bus routes, and key pedestrian corridors through the city centre, as well as other hospitality venues, with nearby businesses including a mix of restaurants, cafés, and bars.









## DESCRIPTION

An exceptional opportunity has arisen to acquire Raj Tandoori, one of Newcastle's most established and highly regarded Indian restaurants. Founded in 1994, this long-standing, family-run business is located right in the heart of Newcastle city centre.

Currently trading with a strong and loyal customer base, Raj Tandoori enjoys excellent visibility and footfall thanks to its prime position.

The business benefits from decades of positive reputation and consistently high ratings across review platforms.

## INTERNAL DETAILS

The restaurant features simple yet inviting décor, with traditional touches that reflect its long-established identity.

Seating for approx 70 guests.

Ancillary areas include a fully functioning commercial catering kitchen, appropriate for producing a full Indian and Pakistani menu at scale, as well as customer wc's and storage facilities.

## THE OPPORTUNITY

The property presents two highly flexible acquisition routes, making it attractive for both hospitality operators and commercial property investors:

1. Sold as a Going Concern

Purchase the business as a fully operational and profitable restaurant, complete with:
- Established brand and 30+ year trading history
- Fully fitted kitchen and dining spaces
- Existing customer base and excellent online reputation
- Proven turnover from dine-in, takeaway, and delivery

This option enables a seamless takeover with immediate revenue potential.

2. Sold with Vacant Possession

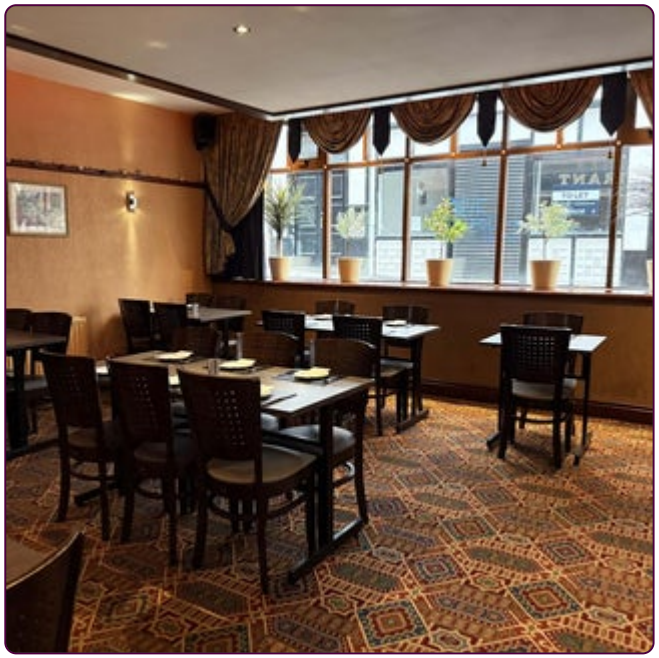
Alternatively, the premises can be acquired without the ongoing business, offering a rare opportunity to secure a well-located city-centre unit suitable for:
- A new restaurant concept
- A bar or café
- Boutique retail
- Alternative commercial uses (STP)

The flexible acquisition structure makes Raj Tandoori an outstanding prospect for investors, operators, and developers seeking a prime Newcastle location with strong footfall and long-term potential.

## REGULATORY

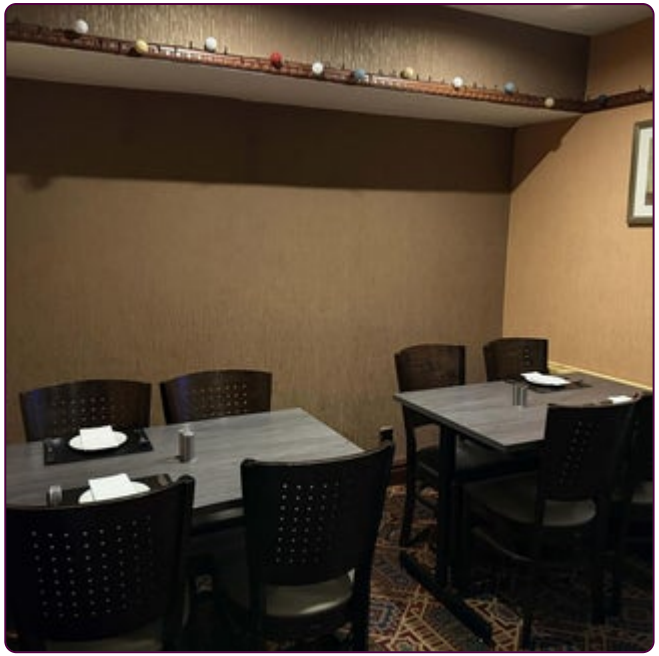
Premises License

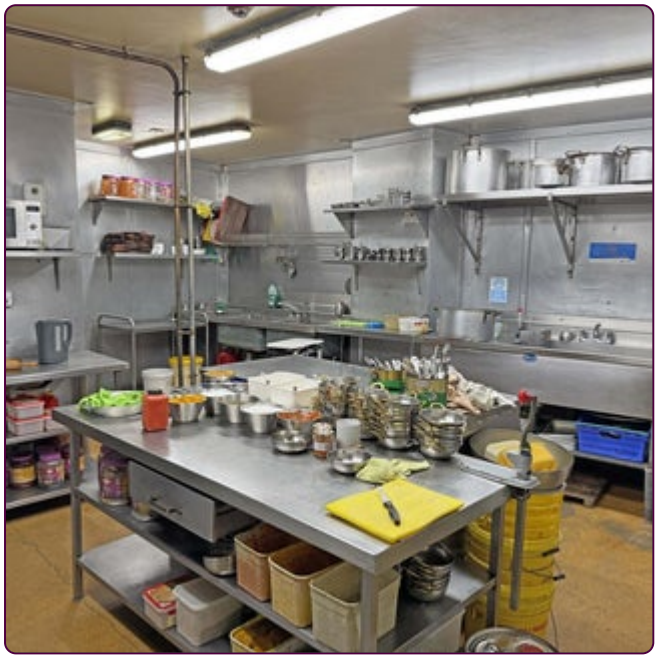















## TRADING INFORMATION

Trading information is available to serious buyers on request.

## TRADING HOURS

Monday to Thursday:
5:00pm - 11:30pm

Friday - Saturday:
12:00pm - 2:00pm | 5:00pm - 11:30pm

Sunday:
5:30pm - 11:30pm

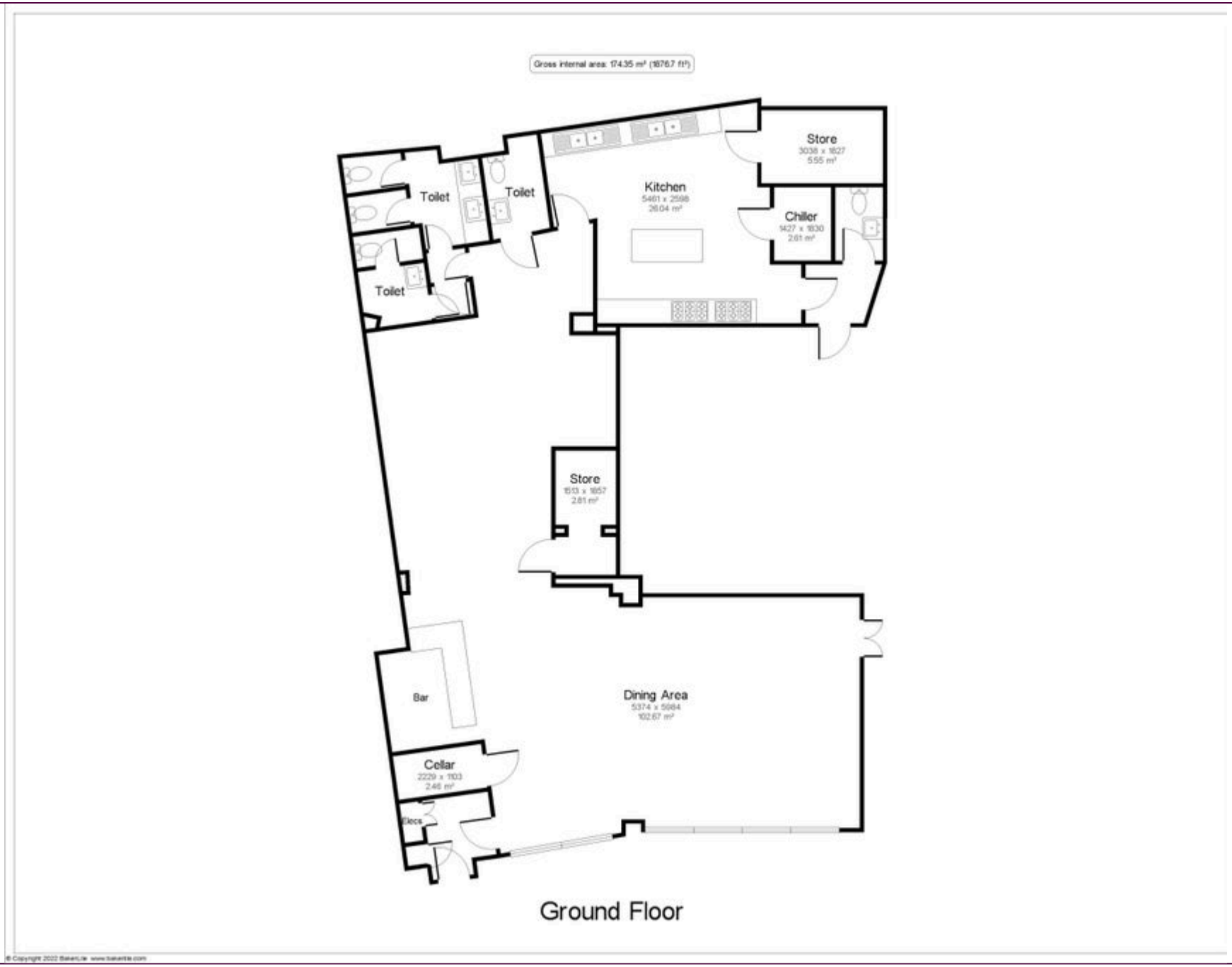
## TENURE

The property is being sold as a virtual Freehold/Long Leasehold.

Leasehold Title:
Date : 31 August 1988
Term : 999 years from 31 August 1988
Rent : A Peppercorn Interim Charge and Service Charge

## BUSINESS RATES

The Rateable Value is £23,250 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.


Gross internal area: 174.35 m² (1876.7 ft²)
Store
3038 x 1827
5.55 m²
Kitchen
5461 x 2598
26.04 m²
Chiller
1427 x 1830
2.61 m²
Toilet
Toilet
Toilet
Store
1513 x 1857
2.81 m²
Bar
Dining Area
5374 x 5984
102.67 m²
Cellar
2229 x 1103
2.46 m²
Elecs
Ground Floor

# DEBT & INSURANCE ADVISORY

## FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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## INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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