



TOKYO

17 Westgate Road, Newcastle upon Tyne, NE1 1SE

FREEHOLD: £1,100,000 | REF: 6450574



THE OPPORTUNITY

The sale presents a rare opportunity to acquire a business premises with the benefit of a late license, on a freehold basis.

Tokyo is available as a going concern, but the opportunity is equally well suited to an operator looking to acquire a site for their own brand.

KEY HIGHLIGHTS

- Iconic, long-established venue
- Part of busy licensed circuit
- Standing capacity 320 & 2.30 am license
- Current avg weekly turnover c.£15k net of VAT
- Five storey, prime city centre premises
- External terrace | EPC Rating B

DESCRIPTION

Tokyo has been trading since 2004 and has been a stalwart of the city's leisure scene for two decades.

A sophisticated, late night cocktail bar, boasting an impressive, innovative menu and offering live DJ's six nights a week as well as the most famous beer terrace in the city.



LOCATION

Tokyo is situated on Westgate Road, in the heart of the city centre.

Newcastle Central Station - 0.2 miles

Collingwood St - 100 yards

Bigg Market - 0.2 miles

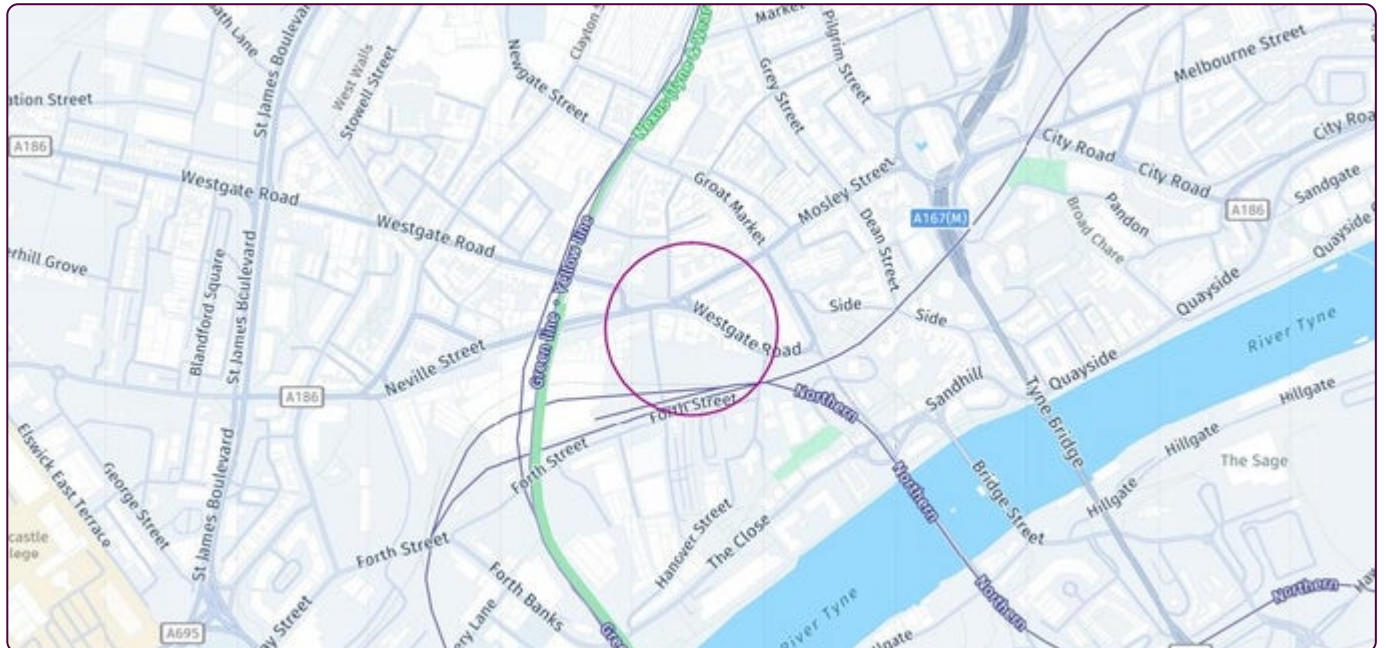
Grey St - 0.3 miles

Greys Monument - 0.4 miles

Pilgrim St - 0.3 miles

Quayside - 0.5 miles

St James' Park - 0.6 miles





TENURE

Freehold

INTERNAL DETAILS

Basement - Beer cellar & customer toilets

Ground floor bar - c.60 seated plus vertical drinking

First floor bar (inc. beer terrace) - c.60 seated plus vertical drinking

Second floor - storage

Third Floor - offices

Fourth floor - attic

Please refer to floor plans for further breakdown

FIXTURES & FITTINGS

We are advised that all fixtures, fittings & equipment are owned outright and will be included in the sale, subject to an inventory.



TRADING INFORMATION

Accounts for year ended March 2025 show a net turnover of c. £700,000, producing an Adjusted Net Profit of c. £168,000.

Full accounts can be provided to seriously interested and proceedable parties upon request.

TRADING HOURS

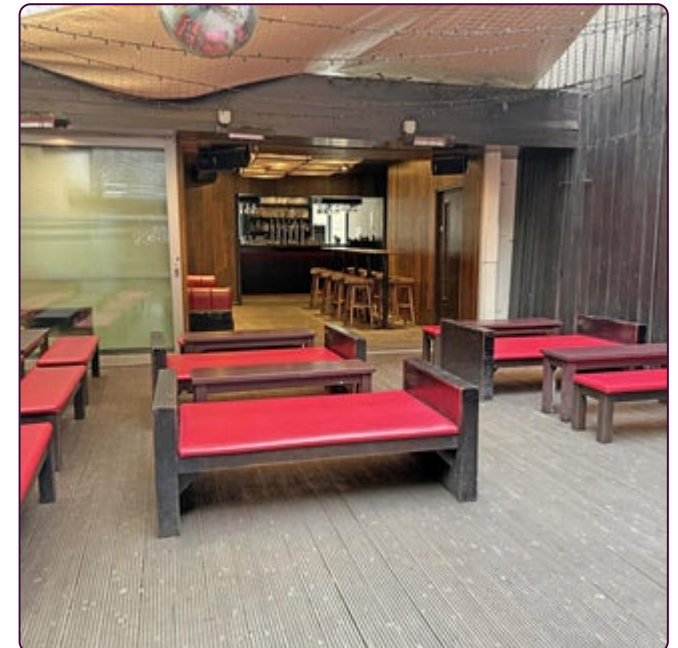
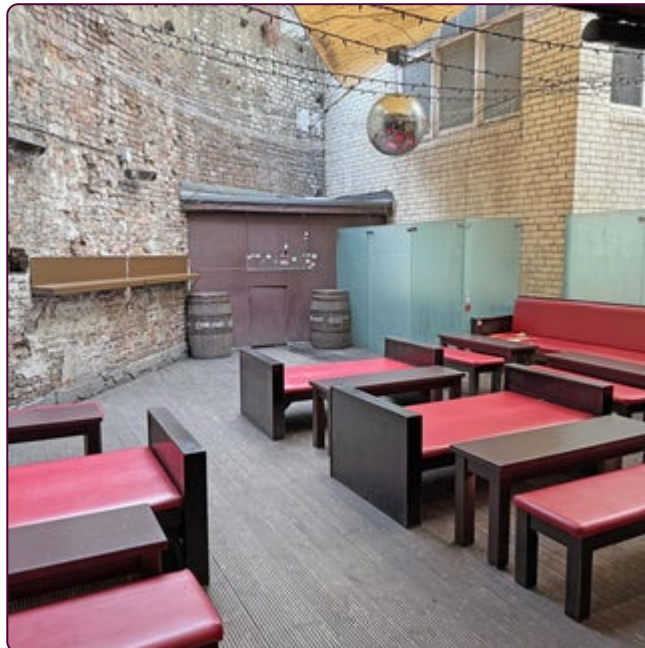
The business currently trades from 7pm - 2am Tuesday - Sunday and is closed on a Monday.

BUSINESS RATES

The current Rateable Value, as per April 2023 ratings list is £87,000. Confirmation of actual rates payable should be sought from the Local Authority, Newcastle City Council.

REGULATORY

The site benefits from a robust premises license (very difficult to obtain in Newcastle), offering the sale of alcohol for retail from 10am til 2am and Late Night Refreshment til 2.30am. A full copy can be provided upon request.





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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CONTACT

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CONTACT

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



DAVID CASH

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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.

