

AVAILABLE NOW

TO LET : HIGH-FOOTFALL RETAIL UNIT

West Jesmond Metro, Newcastle, NE2 3HH

Total size : 97 sq. m (1,048 sq. ft.)



Connected to Newcastle City Centre

Suitable for variety of uses

(subject to consent)

RENT : £14,500 pax

Retail property - West Jesmond Metro station

-Located in high density student hub.

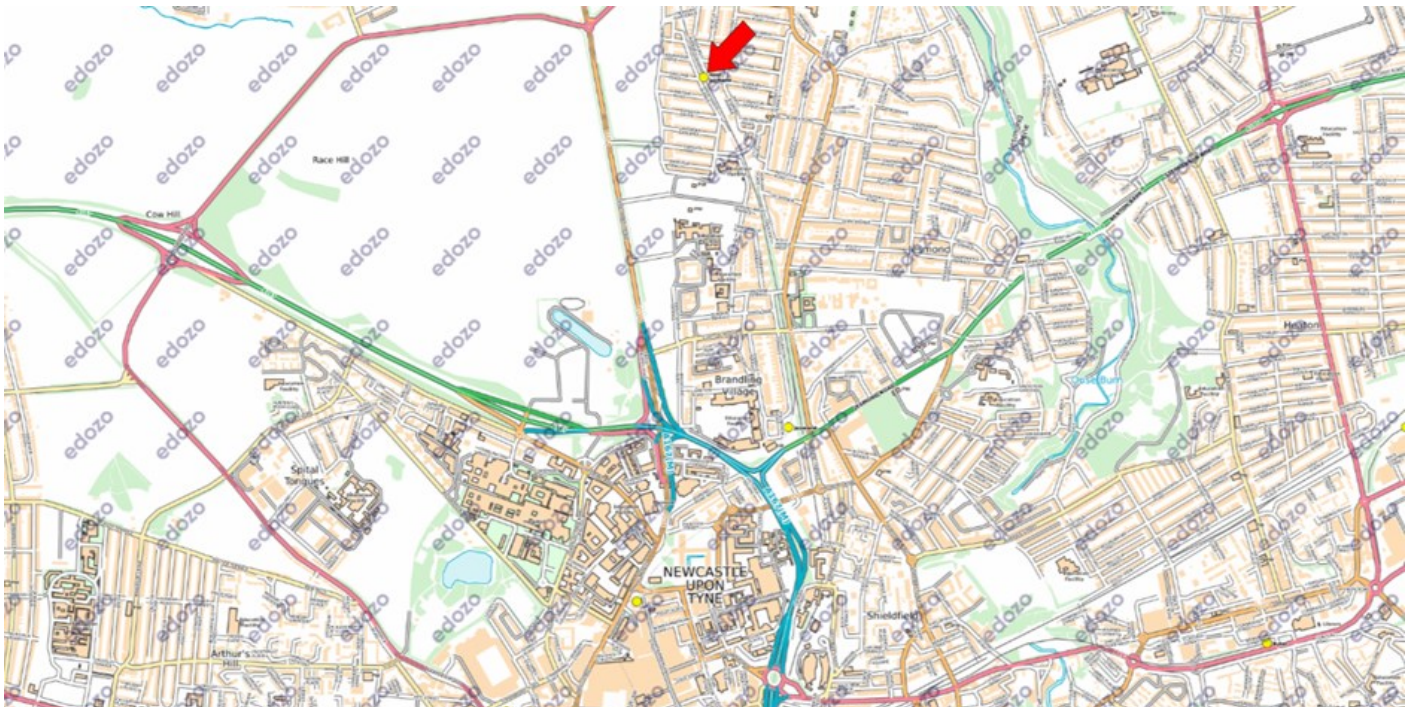
-Strong visibility from footpath and roadside.

-High footfall opportunities from Metro passengers.

Location

The subject property is connected to West Jesmond Metro station, a Tyne and Wear Metro station serving the suburb of Jesmond, Newcastle upon Tyne in Tyne and Wear, England. The station benefits from frequent services to Sunderland, South Shields, North Tyneside and Newcastle Airport. The premises is directly accessible via Lyndhurst Avenue, the main road connecting the Metro station to the wider Jesmond area. Surrounding businesses include Sainsbury's local and The Lonsdale pub.

West Jesmond Metro is located a 5-minute walk away from the main hospitality hub in Jesmond, Osborne Road, a well-established strip of Hotels and Food and Beverage operators. The station also serves most students and young professionals travelling to and from Newcastle city Centre.



Distance to key locations from subject property

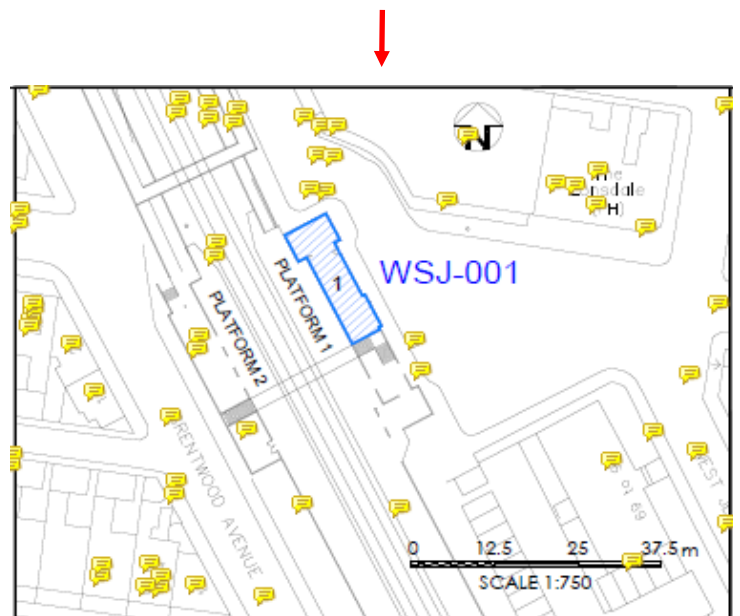
Osborne Road - Hospitality Hub (0.5 miles)

Newcastle city Centre (2.3 miles)

Newcastle International Airport (6.5 miles)

Neighbouring businesses

- | | |
|-----------------------------|------------------|
| 1. Rio Brazilian Steakhouse | 4. Pizza Express |
| 2. Waitrose | 5. Caffé Nero |
| 3. Sainsbury's | 6. Fat Hippo |



Description

The subject property measures 97 sq. m. (1,048 sq. ft.) and is in the shape of a rectangle. It is positioned prominently fronting a busy footpath and road, close to the entrance to Platform 1 of West Jesmond Metro station. There is a set of double doors and single door, both can be utilised as access points. A section at the rear of the property is also visible from Platform 1 of West Jesmond Metro station.

The property benefits from strong visibility and is directly accessible via the main footpath leading in and out of the Metro station, providing the premises with excellent footfall opportunities. The unit features existing partitions that provide the following accommodation: Split main floor space, storage, kitchen, and WC.

The unit is fitted to include the following specification.

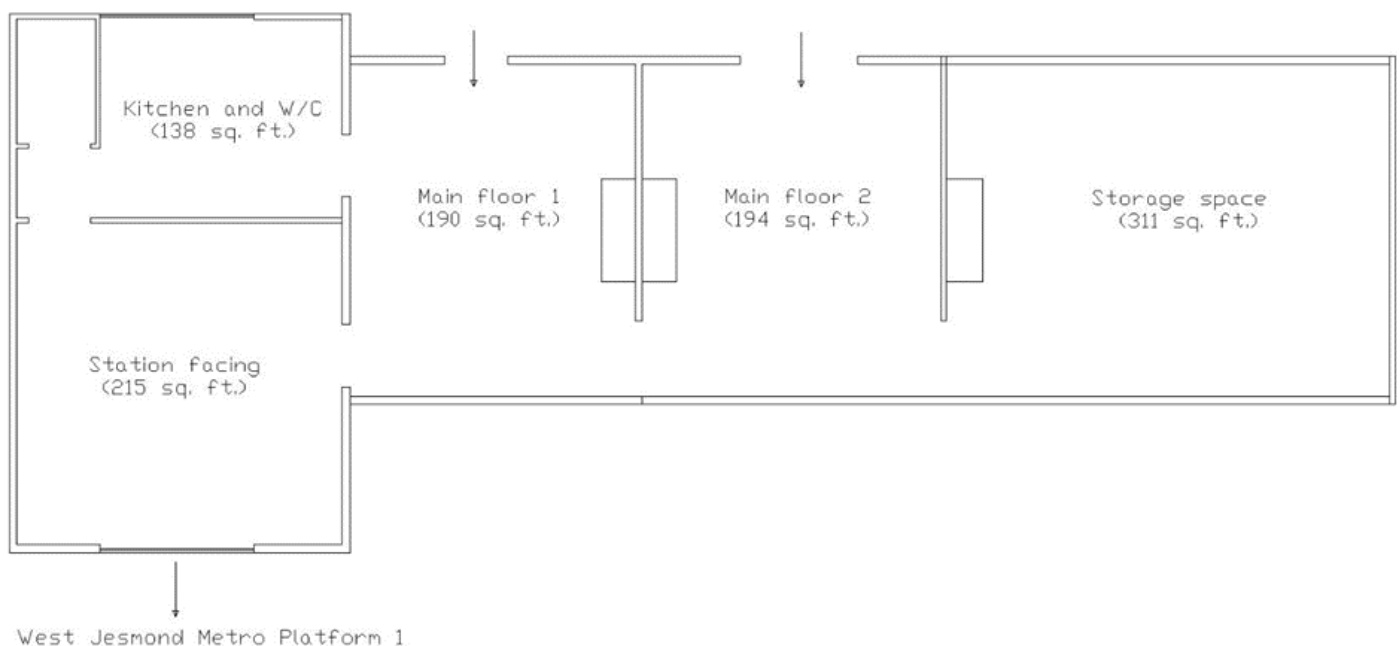
- Electric supply.
- Pedestrianised frontage.
- Existing internal partitions.
- Prominent position in major transport hub.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to a total net internal area of 1,048 sq. ft (97 sq. m)

Floor Plan

Plan below shows current configuration with annotations for each section of the property.



VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

Services and EPC

The unit within will be connected to all main services. The property has an EPC rating of E.

Terms

The unit is available by way of a new lease for a term of years to be agreed at a rent of £14,500 per annum exclusive.

Service Charge

An estate service charge equivalent to £2,175 per annum + RPI will be recoverable from the occupier for upkeep and maintenance of the estate.

Business Rates

Rateable Value : £9,800 (Effective 1st April 2023) Estimated rates payable : £4,890

Contact details for viewing and more information:

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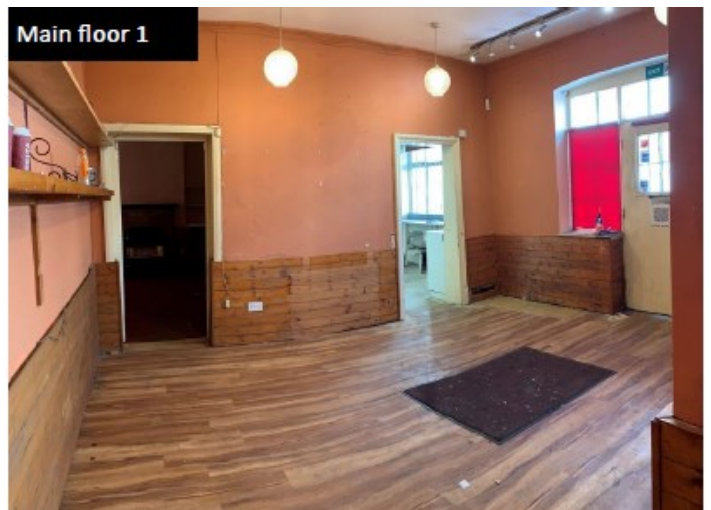
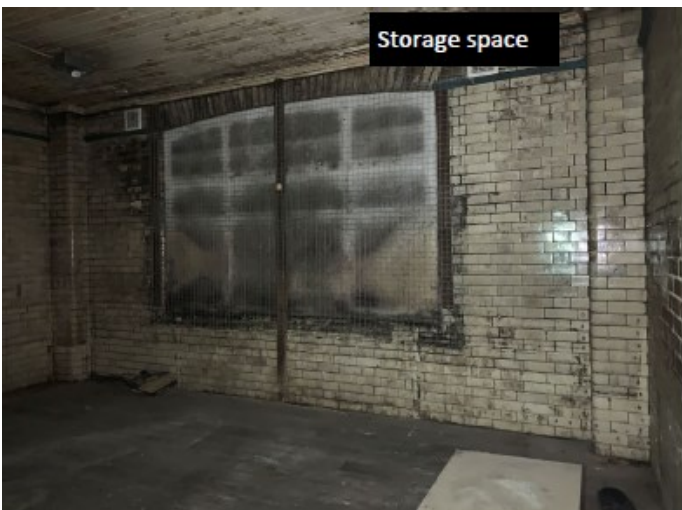
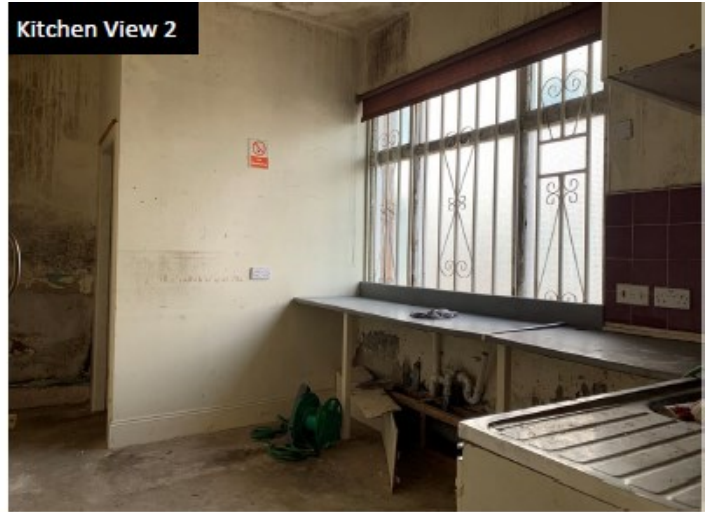
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Subject to Contract March 2024

Internal Photography

(Refer to floor plan on page 3 for labels)



Location

(Refer to floor plan on page 3 for labels)

