

TO LET

- ✔ Licensed bar/food opportunity
- ✔ 9.15 million passengers per annum
- ✔ Existing fixtures and fittings and equipment



Newcastle Central Station, Neville Street, Newcastle Upon Tyne NE1 5DL

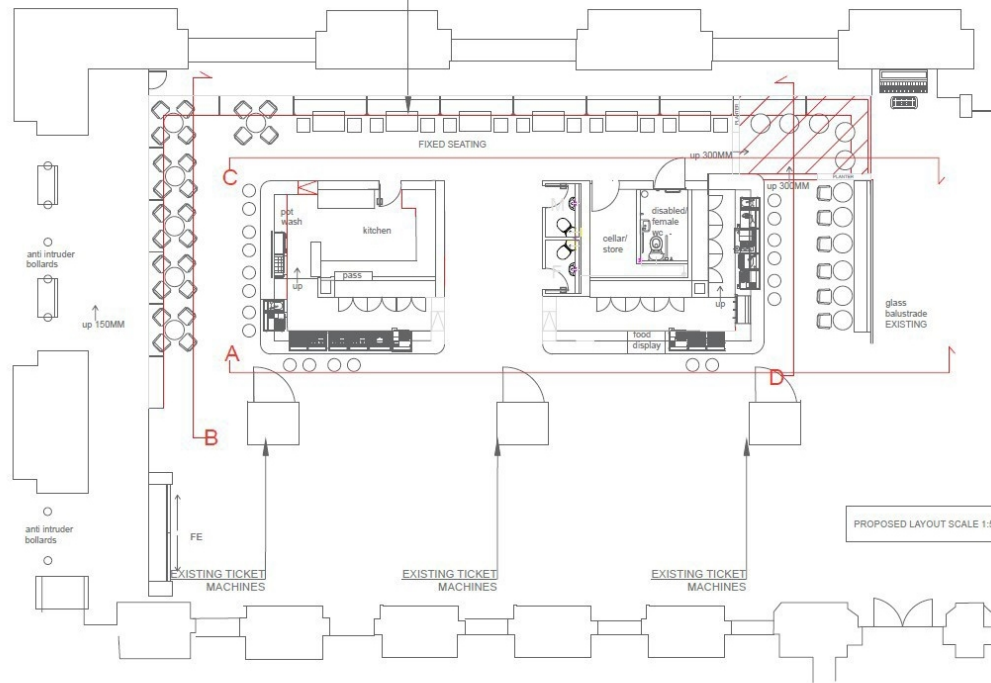
Prime Retail Unit

1,500 Sq Ft
(139 Sq M)

Newcastle Central Station, Neville Street, Newcastle Upon Tyne NE1 5DL

PROPOSED FLOATING FLOOR FINISH TO BE AGREED. AND STEPS TO BE DDA COMPLIANT

PROPOSED BOOTH SEATS WITH BLOW HEATERS 150MM PLINTH TO RUN SERVICES



PROPOSED NEW TOILETS TO BE CLAD IN SAME MATERIAL AS EXISTING PODS



DESCRIPTION

The premises consist of two connected copper clad retail units with a surrounding seating area, located within the station portico adjacent to the main entrance, WHSmith, M&S and Café Nero. The premises currently trades as a licensed bar and cafe. One of the copper units houses a fully fitted catering kitchen and bar, the other unit contains w/c, disabled w/c together with the main bar area. The premises also benefits from a remote storage unit.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,500	139

ACCOMMODATION

Total floor area (copper boxes, bar and seating) approximately 1,500 sq ft. Copper box units with surrounding bar areas, approximately 500 sq ft each. The premises also benefit from a remote storage unit of circa 250sqft.

AVAILABILITY

Upon completion of legal documentation.

USE

High quality bar/catering use preferred however other uses will be considered. The Landlord would also consider letting the copper pod units individually.

LOCATION

The historic Grade I Listed station is located in close proximity to the town centre. The station benefits from approximately 9.15 million passengers per annum, with regular train services to Leeds, York, Edinburgh and London Kings Cross.

TERMS

A contracted out lease for a term to be agreed will be available.

RENT

Rental offers are invited based on a percentage of turnover subject to a MGR in excess of £30,000 per annum exclusive, for the right tenant a

BUSINESS RATES

The tenant will be responsible for the business rates.

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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