
TO LET

- ✔ Immediate availability
- ✔ Located within a Grade I listed building
- ✔ Approx 9m passengers pa (13m including the Metro)
- ✔ Suitable for a number of uses
- ✔ Rental offers invited based on a percentage of turnover
- ✔ Offers subject to a min rent of £20,000

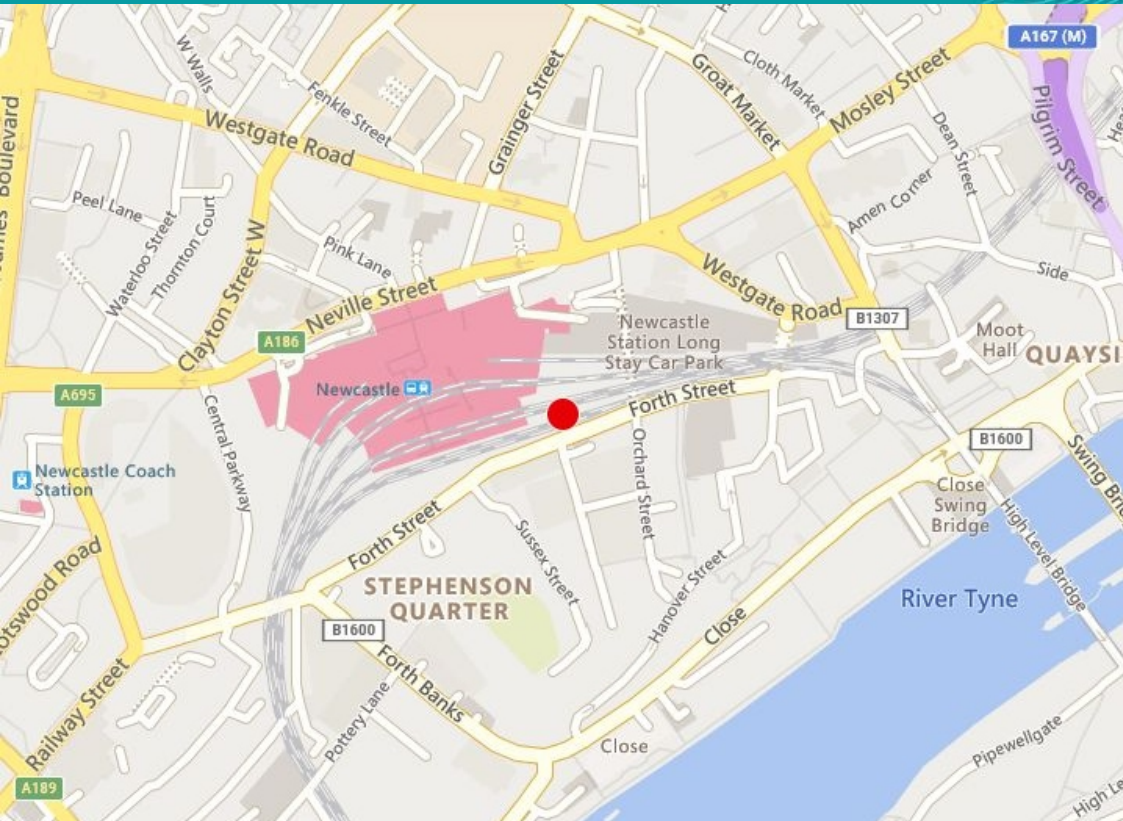


Unit 13, Newcastle Central Station, Neville Street, Newcastle Upon Tyne NE1 5DL

Bar/Leisure Opportunity

452 Sq Ft
(42 Sq M)

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DESCRIPTION

The unit forms part of the main station buildings with stone and glazed frontage and entrance. The unit benefits from mains power, water and drainage supplies.

The unit has an internal area of approximately 452 sq ft (42 sq m). The adjoining first floor accommodation has a net internal area of approximately 2,000 sq ft (185.8 sq m).

There is potential to extend the premises into the adjoining vacant first floor accommodation however major alterations would be required including knocking through walls and installing a staircase.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 13	452	42

EPC

The property has an EPC rating of D (94).

LOCATION

The historic Grade I Listed station is located in close proximity to the town centre. The station benefits from approximately 9 million (13 million including the Metro) passengers per annum, with regular train services to Leeds, York, Edinburgh and London Kings Cross. Other retailers located at the station include Sainsburys, M&S, Burger King, WHSmith, Costa, Boots, Greggs, Cafe Nero, Centurion Bar, Destination 150, Enterprise Rent a Car as well as a number of independent retailers and office space.

TERMS

A tri-partite lease contracted out of sections 24-28 of the Landlord and Tenant Act 1954 and of a duration to be agreed will be available.

RENT

The landlord is seeking a rental offer based on a % of gross turnover underpinned by a Minimum Guaranteed Rent in excess of £20,000 per annum

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



Jason Pinkett
020 7198 2136
jpinkett@lsh.co.uk

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