

TO LET

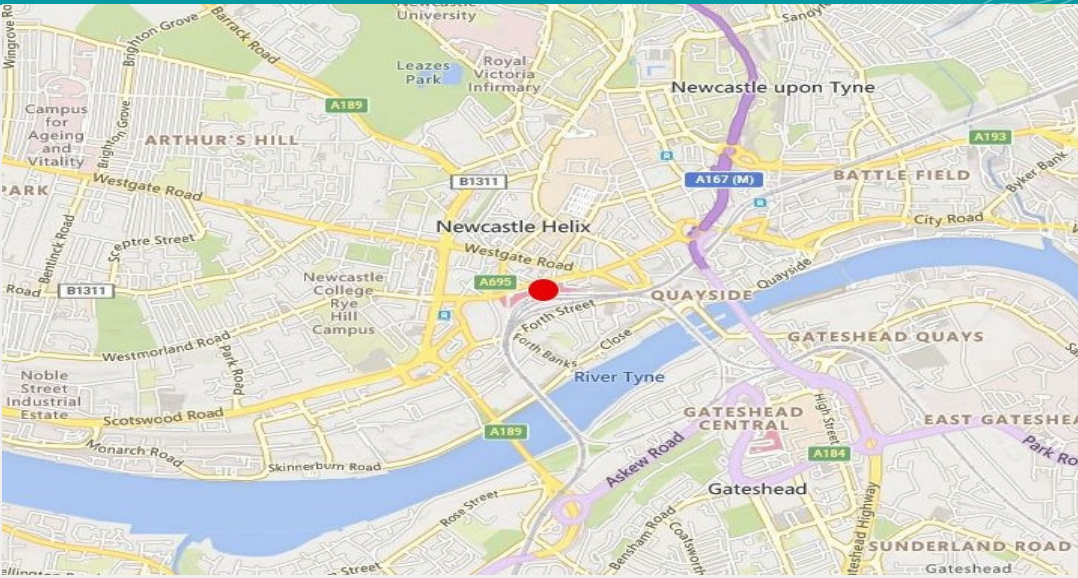
- ✓ Availability July 2025
- ✓ Suitable for a variety of uses
- ✓ 10.6 million passengers per annum



Unit 12 , Neville Street , Newcastle Upon Tyne NE1 5DL

Retail Opportunity

344 Sq Ft
(32 Sq M)



DESCRIPTION

The premises (shown shaded pink on the adjacent station layout plan) fronts platform 9 and forms part of the original Victorian station buildings. The unit is serviced and has a glazed entrance with windows fronting the platform

LOCATION

The property is adjacent to LNER's ticket office and an independent off license. The premises benefits from sub-metered services (63 am 3 phase electricity supply).

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	344	32

LOCAL OCCUPIERS

Other retailers include Enterprise Rent a Car, Sainsbury's, M&S Simply Food, Costa, Nero and Boots, Greggs , Burger Kin, Centurion Bar.

Service Rent

Service Rent of 7.5% of the minimum guaranteed rent

TERMS

A 6 year contracted out lease of sections 24-28 of the Landlord and Tenant Act 1954 will be available.

RENT

Rental offers invited based on a percentage of turnover (net of VAT) underpinned by a minimum guaranteed rent in the region 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:

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