



**Lambert
Smith
Hampton**

0191 261 1300
www.lsh.co.uk

To Let

Retail Property

Retail Unit in Four Lane Ends Interchange

Unit 2, Four Lane Ends Interchange, Benton Lane, Newcastle upon Tyne, NE7 7EE



- 372 Sq Ft (34.6 Sq M)
- Retail opportunity
- Metro station benefits from over 1.1 million passengers per annum
- Flexible lease and incentives available

Lambert Smith Hampton

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Location

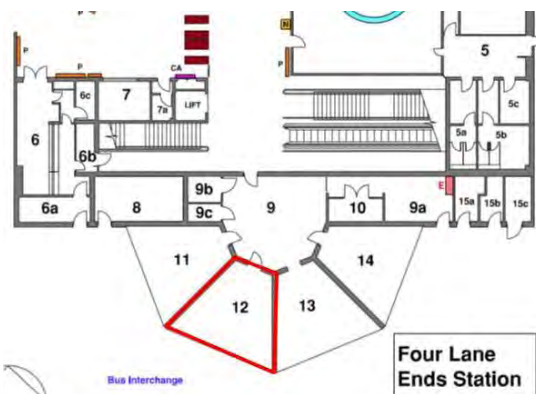


Four Lane Ends Metro station forms part of a major transport interchange located on the boundary of North Tyneside and Newcastle upon Tyne. The station is located at the junction of Benton Lane (A188), Benton Park Road (A191) and Front Street (A191).

Four Lane Ends Metro station benefits from over 1.1 million passengers per annum and has regular services to Newcastle city centre and the coast.

Description

The modern retail unit faces principal pedestrian flows to the Metro and bus bays. It has a roller shutter door and benefits from power, utilities and drainage. It is situated in a parade of shops that include a café and hairdressers. A rear service area is also available.



Accommodation

The unit has been measured in accordance with the RICS code of measuring practice (6th edition) and provides the following areas:

Floor Area	Sq Ft	Sq M
Ground	372	34.6

VAT

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

Legal Costs

The lessee shall be responsible for the landlord's legal costs.

Business Rates

Interested parties are advised to contact the local rates office to confirm the rates payable.

Terms

A new lease is available, the length of term is to be agreed.

Rent

£6,000 per annum

Rental Deposit

A rental deposit equivalent to three months rent is payable prior to occupation.

Service Charge

A service charge equivalent to 10% of the annual rent is payable per annum.

Use

DB Regio Tyne and Wear Limited are willing to consider a number of uses that complement but that don't compete with existing retail uses within the Interchange.

Viewing and Further Information

Viewing strictly by prior appointment with the agent:

Simon Hill
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0191 261 3003
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