



Sanderson
Weatherall

TO LET
RETAIL UNIT



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

sw.co.uk



Asking Rent £5,250 per annum

28.46 sq m (306 sq ft)

Good / Consistent Footfall Levels

Close Proximity to Benton Road Main
Retail Parade

Effective Full Repairing & Insuring Terms

Subject to Contract

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 commuters. The bus station is located directly above the metro station, with frequent routes to and from Newcastle City Centre. Additionally, the interchange has a multi-storey car park which accommodates approximately 475 spaces.

Benton Park Road is in close proximity to Benton Park Road and Coach Lane Campus which houses the likes of Northumbria University and DWP offices. Other operators located in the nearby vicinity include Greggs, Iceland, Tesco Express, Lidl, and Subway amongst numerous other national and local retailers. St. Mary's RC High School is only a 5 minute walk away which currently has in excess of 1,000 students enrolled.

Longbenton itself is located approximately 3 miles north east of Newcastle upon Tyne on the A191 which links with the A19 approximately 1 mile to the east and the A1 to the west.

Description

The property provides a modern retail unit which sits alongside three almost identical units that face the principal pedestrian flows of the Metro and bus bays. The premises benefits from excellent visibility and footfall along with the property providing an expansive sales area with ancillary storage and kitchen facilities to the rear. Shared WC facilities are also accessible via the rear of the retail unit.

The kitchen and sales area are currently separated via a stud partition wall which could effectively be removed by any suitable tenant to maximise the sales floor area. The subject unit sits adjacent to a barber shop and is also accompanied by a newsagents and health clinic.

Accommodation

We understand that the property comprises the following approximate net internal floor areas:-

Description	Sq m	Sq ft
Retail Sales Area	28.46	306
Total	28.46	306

Business Rates

With effect from 1st April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value: £5,100

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.



Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request in due course.

Permitted Use

The property has consent for any use within Use Class E of the Town and Country Planning (Use Classes) Order as amended 01.09.2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

Asking Rent / Lease Terms

The premises are available to let by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £5,250 per annum exclusive of VAT, subject to contract.

Service Charge

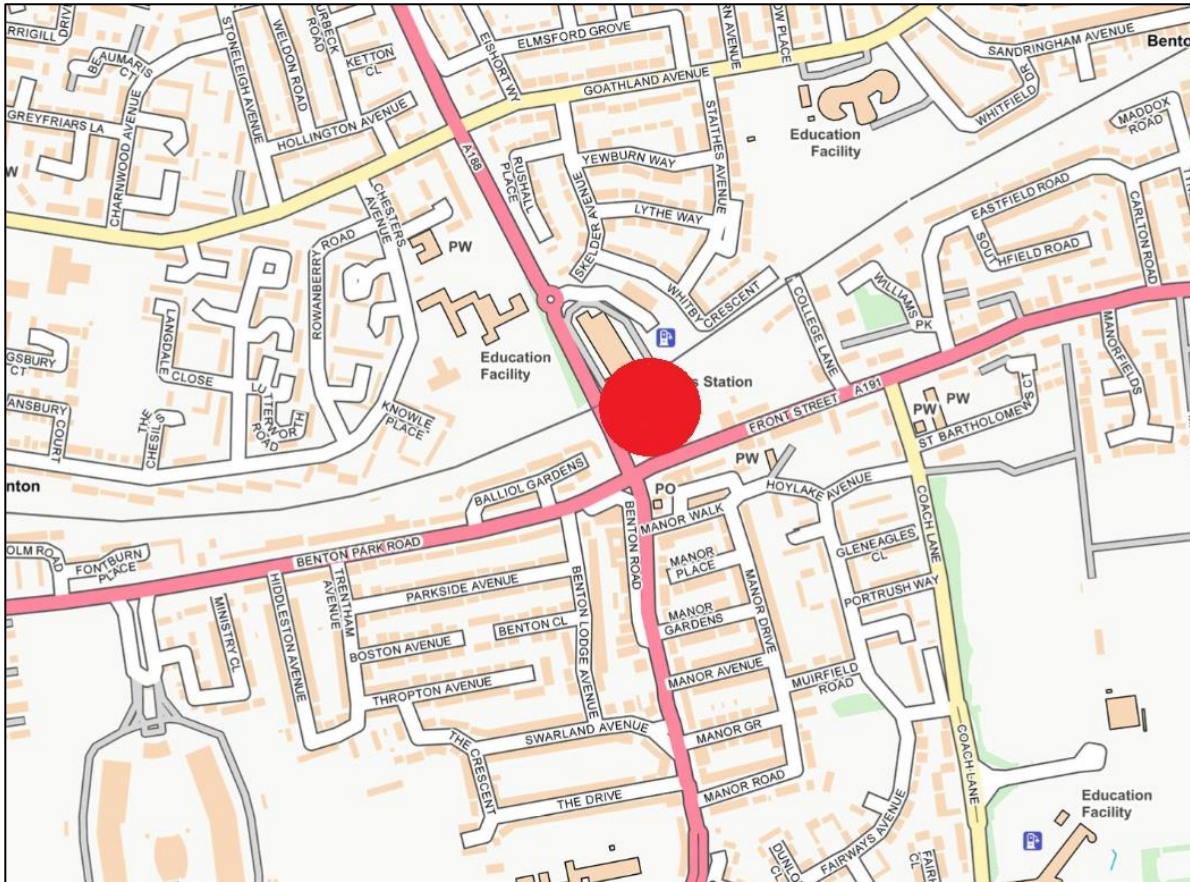
The landlord will insure the building and the tenant will reimburse their proportion of the premium upon demand.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.



Strictly by prior appointment with the agents:

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December 2022

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