

To Let  
**Nexus Travel Shop,  
Central Station Metro station,  
Newcastle upon Tyne,  
NE1 5DL**

Retail Accommodation  
24.15 sq m ( 259 sq ft)



- Prominent retail unit situated within busy transport station
- Potential for granting of seating area to front of the unit
- Separate customer and staff entrances
- Ancillary space

## Location

The subject property is situated within the Central Station Metro Station development, which lies beneath Newcastle Central Station. The station benefits from three entrances leading onto Grainger Street, Neville Street and into Central Station. The subject property lies on the main concourse level of the station adjacent to the Neville Street entrance.

## Description

The subject property comprises a lower ground floor only retail unit positioned on the main concourse level of the station. This unit is the only retail unit located within the station.

The unit is currently utilized as a ticket dispensary/travel shop. There is a single customer entrance fronting onto the main concourse area and the unit is positioned directly opposite to the entrance/exit barriers of the station.

There is a secondary entrance to the side of the property for staff use, which provides access to WC and kitchen facilities to the rear of the unit.

Internally, the unit is fitted to include;

- Kitchen facilities
- Separate customer and staff access points
- WC facilities.

## Accommodation

The accommodation provides the following net internal areas:

Accommodation	Sq M	(Sq ft)
Sales Area	13.24	(142)
Ancillary	10.91	(117)
<b>Total</b>	<b>24.15</b>	<b>(259)</b>

The Landlord is willing to include, within the letting, an external area of concourse in front of the unit to be used by the Tenant as external seating if desired. (Size and extent to be agreed)

## Services

The properties benefit from all main services.

## Rateable Value

The property will require assessing prior to occupation.

## Terms

The property is available by way of a new internal repair and insurance basis for a term of years to be agreed between the parties.

You should be aware that the Code of Practices for commercial leases in England and Wales strongly recommend you seek advice from a qualified surveyor, solicitor or license conveyancer before agreeing or signing a business agreement.

The code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

## Rent

The accommodation is available at a rent of £15,000 per annum exclusive.

## Service Charge

An Estate Service Charge will be recoverable from the occupier for upkeep and maintenance of the estate. Further details on application.

# Energy Performance Rating

D - 81

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

## Contact Details, Viewing and Further Information

Strictly by prior appointment via agents BNP Paribas Real Estate.

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Subject to Contract  
September 2021



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