

To Let
**Nexus Travel Shop,
The Hub,
Haymarket Metro Station,
Newcastle upon Tyne,
NE1 7PF**

Retail Accommodation
48.63 sq m (523 sq ft)



- Prominent retail unit situated within busy transport interchange
- Double glazed frontage
- Dual customer access points
- Ancillary space

Location

The subject property is situated within The Haymarket Hub development, which was constructed in 2010 and comprises retail and office accommodation created around the Haymarket Metro Station. The Haymarket Hub is positioned to the northern end of Northumberland Street in the heart of the city center retail area and Haymarket Metro Station is one of the main public transport hubs in Newcastle city center serving approximately 6 million bus and rail passengers per year.

Description

The property comprises a ground floor retail unit positioned close to the Percy Street entrance of the main Metro station area of the building. The property is currently utilized as a ticket dispensary / travel shop and is of a largely rectangular shape. The front of the property is currently configured as a shop counter with office, WC and kitchen services to the rear.

The property benefits from dual customer entrances – the primary of which fronts the main Metro station public area and is positioned with direct access to the barriers while the secondary entrance fronts externally onto Percy Street.

Internally, the unit is fitted to include;

- Double frontage
- Separate customer and staff access points
- Kitchen facilities
- WC Facilities
- Ancillary office space



Accommodation

The accommodation provides the following net internal areas:

Accommodation	Sq M	(Sq ft)
Sales Area	49	(523)
Total	49	(523)

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.

Rent

The accommodation is available at a rent of £47,500 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 - 90

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
26 May 2021



50 metres



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Experian Goad Plan Created: 26/05/2021
Created By: BNP Paribas Real Estate UK

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