

# TO LET

- ✔ Available Immediately
- ✔ High quality F&B or service retail uses sought
- ✔ Potential for external seating areas
- ✔ Prime Retail Units
- ✔ Potential for remote storage



Newcastle Central Station, Neville Street, Newcastle Upon Tyne NE1 5DL

258 - 756 Sq Ft  
(24 - 70 Sq M)



# Newcastle Central Station, Neville Street, Newcastle Upon Tyne NE1 5DL

## DESCRIPTION

On behalf of London North Eastern Railway Limited an opportunity has arisen to lease modern serviced shell glazed frontage prime retail spaces located on the main station concourse adjacent to the ticket barrier gateline. The retail spaces available range in size from 258sqft to 756sqft, with potential for remote storage if required. Depending on the configuration of the space there is the potential for both frontage onto the non paid and paid side of the gates.

## LOCATION

The historic Grade I Listed station is located in close proximity to the town centre. The station benefits from approximately 9 million (13 million including the Metro) passengers per annum, with regular train services to Leeds, York, Edinburgh and London Kings Cross. Other retailers located at the station include Sainsburys, M&S, Burger King, WHSmith, Costa, Boots, Greggs, Cafe Nero, Ceturion Bar, Destination 150, Enterprise Rent a Car as well as a number of independent retailers and office space.



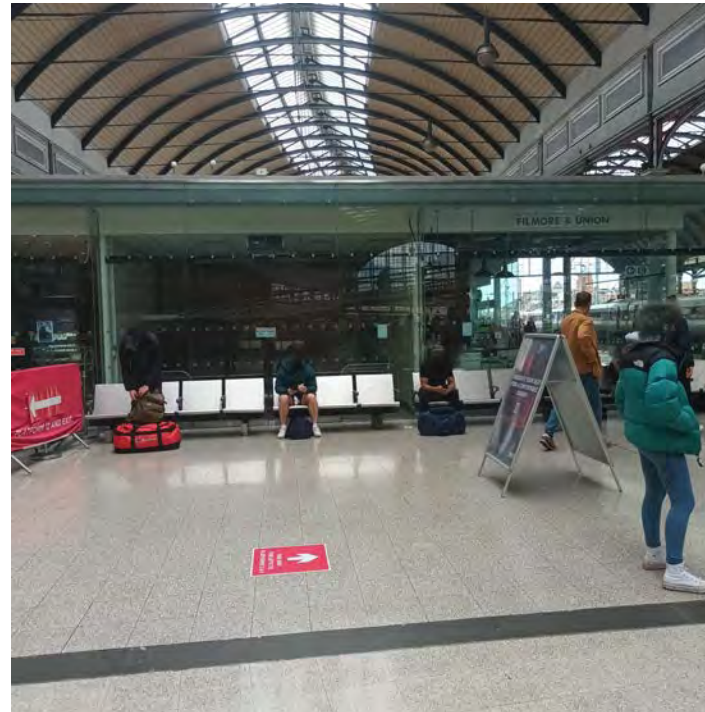
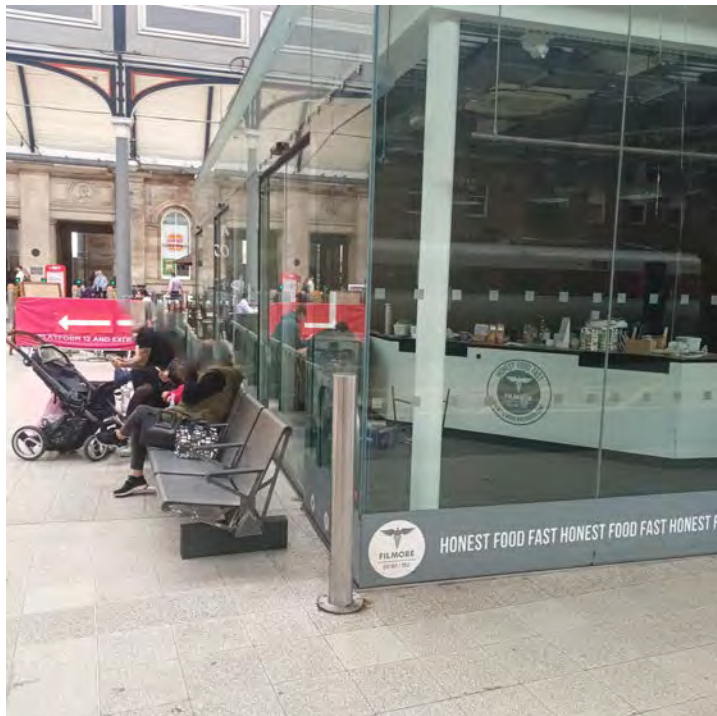
## ACCOMMODATION

3 adjoining retail units as shown verged red on the plan overleaf, available to let individually or in a combination of 2 units or 3 units which subject to planning have the potential to be converted into a larger single space.

Net Internal Areas	sq ft	sq m
Unit 1 - shaded purple	269	25
Unit 2 - shaded light blue	258	24
Unit 3 - shaded pink	269	25
<b>Total</b>	<b>756</b>	<b>70</b>

Unit 1	(currently let on a short term basis to AMT Coffee, staff unaware) - Minimum Guaranteed Rental Offers (MGR) invited in the region of £50k subject to a percentage of turnover (net of VAT)
Unit 2	MGR invited in the region of £20k subject to turnover
Unit 3	MGR invited in the region of £20k subject to turnover.

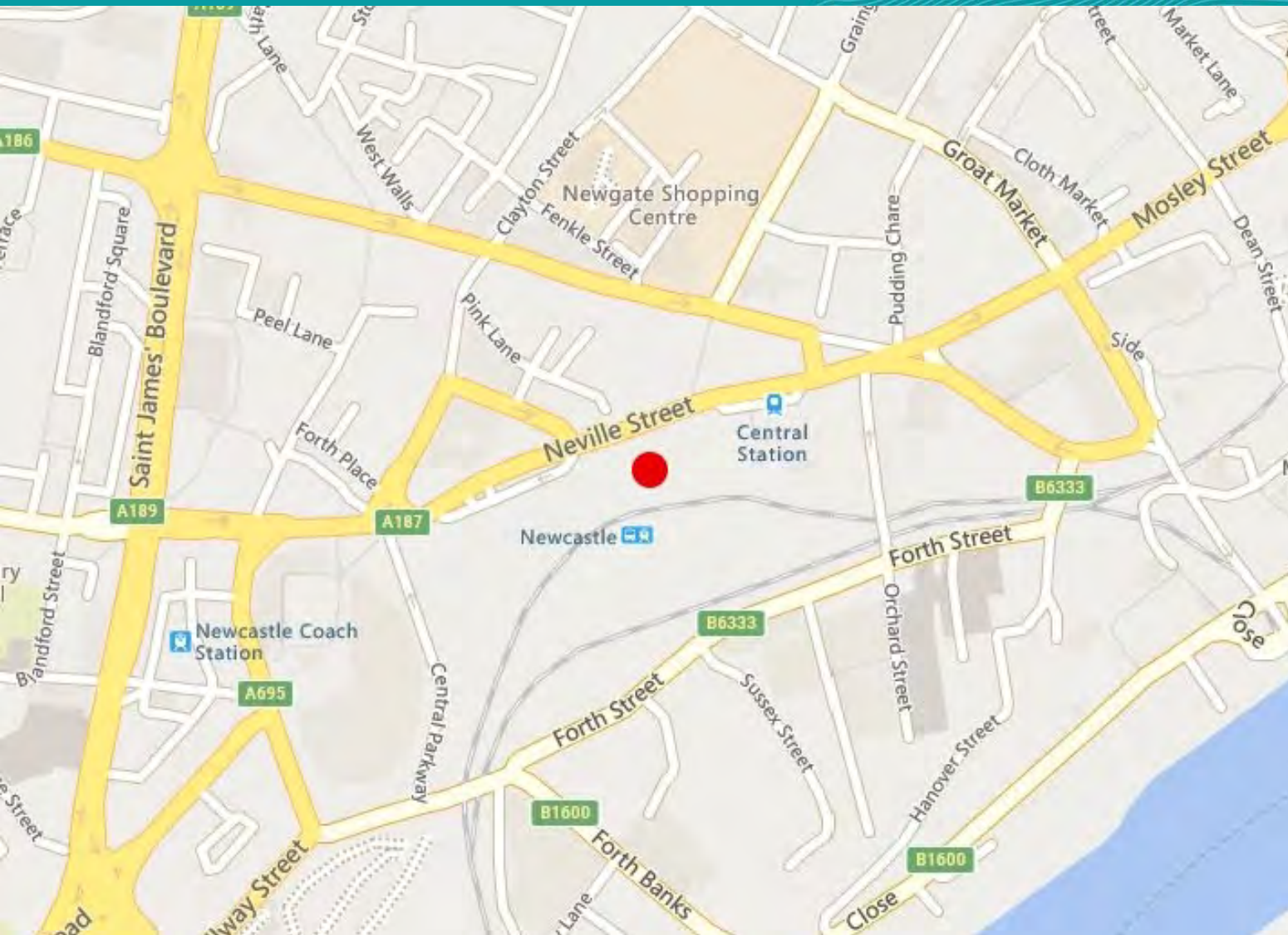
If all 3 units are taken under one lease the MGR would be £80k subject to turnover.











## TERMS

A tri-partite lease contracted out of sections 24-28 of the Landlord and Tenant Act 1954 and of a duration to be agreed will be available.

## 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.

## USER

The occupied unit is a specialist coffee operator, the two vacant units were a mixture of catering and service retail. The Landlord is looking for high quality F&B or service retail uses that will complement the station mix.

## LEGAL COSTS

The tenant will be responsible for the landlord's legal costs incurred in the drafting and completion of the lease.

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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