

TO LET

- ✔ Licensed bar/food opportunity
- ✔ 8.7 million passengers per annum
- ✔ Existing fixtures and fittings and equipment will be available



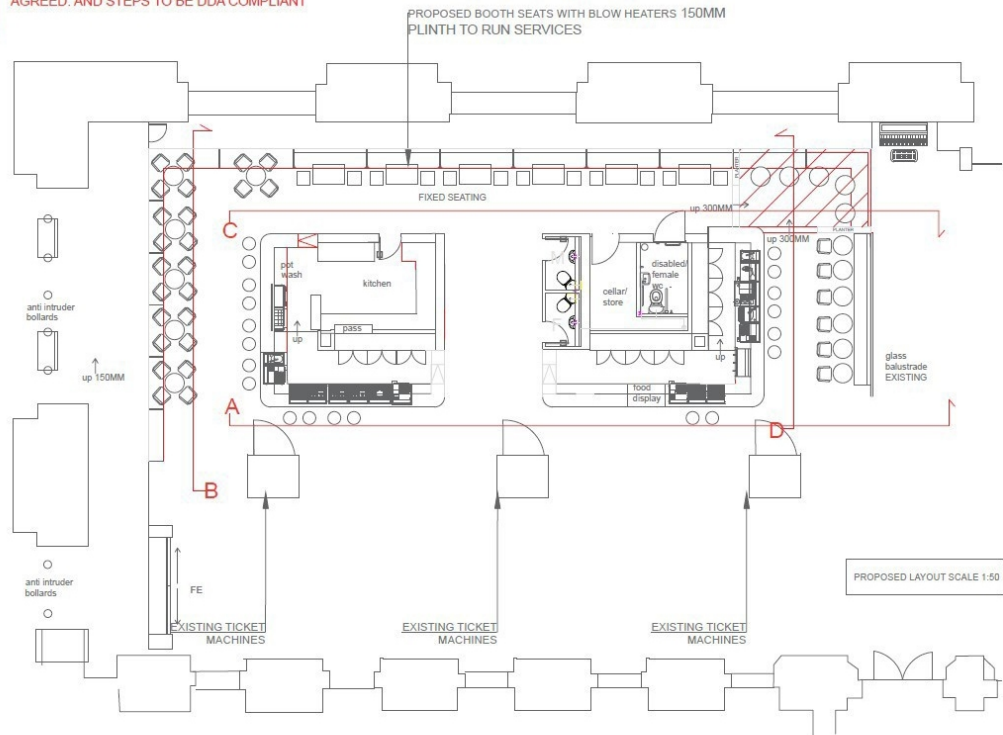
Newcastle Central Station, Neville Street, Newcastle Upon Tyne NE1 5DL

Prime Retail Unit

1,500 Sq Ft
(139 Sq M)

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

PROPOSED FLOATING FLOOR FINISH TO BE AGREED, AND STEPS TO BE DDA COMPLIANT



PROPOSED NEW TOILETS TO BE CLAD IN SAME MATERIAL AS EXISTING PODS



DESCRIPTION

Copper clad retail units located within the station portico located adjacent to the main station entrances and benefits from a prime location. Currently trading as a licensed bar and cafe. The unit incorporates two bar areas, a fully fitted catering kitchen, w/c and raised external seating area.

Existing fixtures and fittings and equipment will be available to utilise.

Presently trading at between £6 - £7k per week gross sales.

ACCOMMODATION

Total floor area (copper boxes, bar and seating) approximately 1,500 sq ft. Copper box units with surrounding bar areas, approximately 500 sq ft each.

AVAILABILITY

Upon completion of legal documentation.

USE

High quality bar/catering use preferred however other uses will be considered. The Landlord would also consider letting the copper pod units individually.

LOCATION

The historic Grade I Listed station is located in close proximity to the town centre. The station benefits from approximately 8.7 million (13 million including the Metro) passengers per annum, with regular train services to Leeds, York, Edinburgh and London Kings Cross.

TERMS

A contracted out lease for a term to be agreed will be available.

RENT

Rental offers are invited based on a percentage of turnover subject to a MGR in excess of £30,000 per annum exclusive, for the right tenant a turnover only deal for year 1 maybe considered.

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.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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