



## RETAIL PARK PROPERTY / CLASS E

Whitley Road Retail Park Benton, Newcastle upon Tyne



**Rent: On application**

**Ground Floor Area**

1,324 Sq ft / 123 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Mark Proudlove**

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**Location:**

Whitley Road Retail Park is located at the junction of the busy A191 and A186, within the Borough of North Tyneside, 5 miles to the north east of Newcastle city centre. Close to established residential catchments of Benton, Holystone, Killingworth, Shiremoor and Wallsend.

The retail park is home to The Range, JD Gyms and Wynsors Shoes. Asda are located on the opposite side of Whitley Road which includes an in-store McDonalds.

A new Starbucks Drive Thru will be coming to Whitley Road Retail Park in late 2021.

**Accommodation:**

A new build unit is available, subject to consents, situated in between The Range and Wynsors Shoes. See proposed unit plan below. Potential for external seating to the front.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor GIA	1324	123

**Rent:**

Upon application

**Tenure:**

A new effectively full repairing and insuring lease is available.

**Planning Permission:**

Planning consent will be required for this new build unit. Planning Use will be under new Class E.

**Business Rates:**

The unit will be assessed for business rates purposes once built and ready for occupation.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2021

Subject to Contract

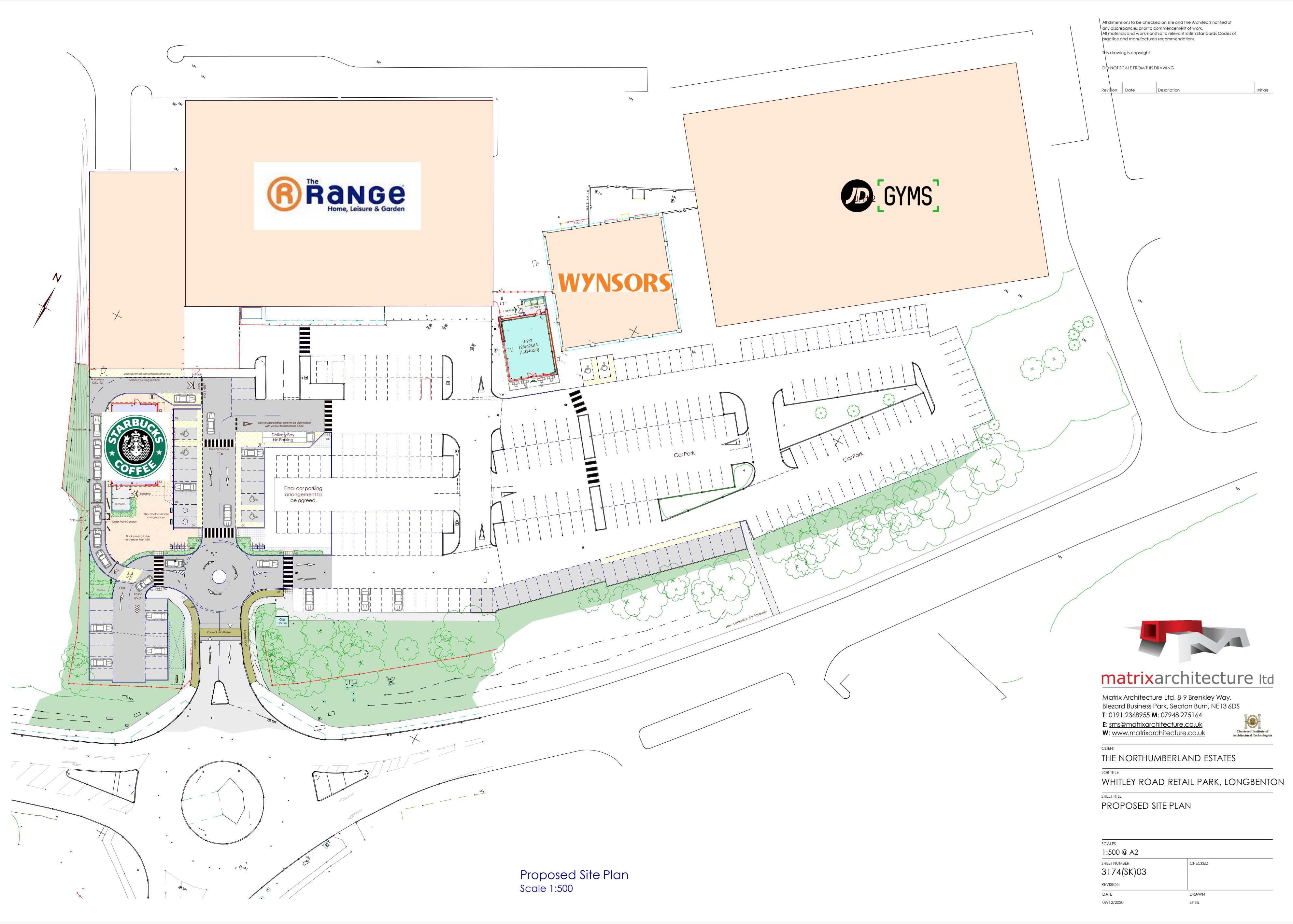
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All dimensions to be checked on site and the Architects notified of any discrepancies prior to commencement of work.  
All materials and workmanship to relevant British Standards Codes of practice and manufacturers recommendations.

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DO NOT SCALE FROM THIS DRAWING

Revision	Date	Description	Initials



Proposed Site Plan  
Scale 1:500



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CLIENT  
**THE NORTHUMBERLAND ESTATES**

JOB TITLE  
**WHITLEY ROAD RETAIL PARK, LONGBENTON**

SHEET TITLE  
**PROPOSED SITE PLAN**

SCALES	
1:500 @ A2	
SHEET NUMBER	
3174(SK)03	CHECKED
REVISION	
DATE	DRAWN
09/12/2020	S.SHEIL