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## To Let: High-footfall Retail Unit

**Monument Metro Station, NE1 5AH**

**Newcastle City Centre**

**116 sq. m (1,250 sq. ft.)**



- Prominently located within busy transport station
- Large roller shutter entrance point
- Ready installed serving hatch
- Ancillary space
- Customer and staff entrance points

## Description

The subject property is situated within Monument Metro Station development, within the city centre of Newcastle upon Tyne. The station benefits from four entrances leading onto popular retail locations Grey Street, Eldon Square, Fenwick's department store and Monument Mall.

The subject property lies on the main concourse level of the station. Other station occupiers on this level include Sainsbury's and Café Nero.

## Description

The subject property comprises a lower ground floor only retail unit that is positioned on the main concourse level of Monument Metro Station.

The unit is currently utilized as a ticket dispensary/travel shop with dual customer entrances fronting onto to the main Metro Station concourse adjacent to the entrance/exit barriers of the station. There is a primary staff entrance to the property for staff use, which provides access to storage / admin rooms and kitchen facilities.

Internally, the unit is fitted to include;

- Kitchen facilities
- Separate customer and staff access points
- Service counter
- Dual customer access points
- Ready installed serving hatch



## Accommodation

The accommodation provides the following net internal area:

Accommodation	Sq. m	(Sq. ft.)
Sales area	116	(1,250)
<b>Total</b>	<b>116</b>	<b>(1,250)</b>

## Services and EPC

The unit within will be connected to all main services. The property has an EPC rating of D-99

## Terms

The unit is available by way of a new lease for a term of years to be agreed at a rent of £26,000 per annum.

## Service Charge

An estate service charge will be recoverable from the occupier for upkeep and maintenance of the estate.

## 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



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