

Available NOW

To Let: High-footfall Coffee Kiosk

Jesmond Metro Station

NE2 4RJ

Kiosk Space: 5.6 sq. m (60 sq. ft.) | 34 sq. m. (366 sq. ft.) Storeroom



- Prominent position in busy Metro station.
- Pedestrianised frontage.
- High footfall opportunities.
- Excellent connection to local transport links.
- Platform storage area included in lease 34 sq. m. (366 sq. ft.) .

Location

The subject property is situated within the Jesmond Metro Station development. The property is well connected to Newcastle city Centre, with Monument Metro Station just two metro stops away.

The station benefits from a large entrance leading onto a popular main street with a thriving student and young professional population. Jesmond is well connected to regional transport links serving people in the immediate area.

Description

The subject property comprises a ground floor only retail unit that is positioned on the main concourse level of Jesmond Metro Station. The property is in the shape of a rectangle with a long façade. It is positioned prominently and close to the entrance/exit barriers of the station. The property is accessible through a side door. The kiosk benefits from a catering window at the front for product display and the serving of customers. In addition to this, the new Tenant will benefit from the use of a 366 sq. ft. platform storage area.

The unit is fitted to include:

- 2.2m frontage facing busy Metro station concourse
- Staff kitchen/canteen facilities
- Access to Metro station W/C facilities
- Electricity and water supplies
- Prominent frontage onto major Metro station



Accommodation

The accommodation provides the following net internal area:

Accommodation	Sq. m	(Sq. ft.)
Kiosk	5.6	(60)
Store room	34	(366)
Total	39.6	(426)

Services and EPC

The unit within will be connected to all main services. The property has an EPC rating of D-85

Terms

POA

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



Aidan Baker
Senior Director
0191 227 5737
07712 868537
aidan.baker@realestate.bnpparibas



Aleksander Roszczyniala
Graduate Surveyor
0191 917 3672
07570 052292
aleksander.roszczyniala@realestate.bnpparibas

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