

# Real Estate

Available Non for a changing

# 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.

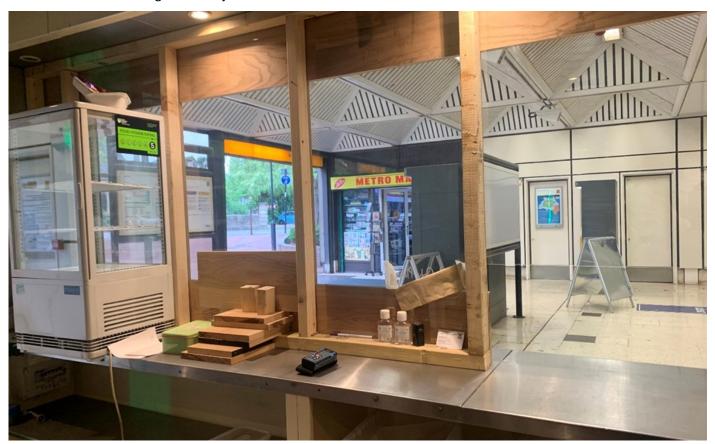
The station benefits from a large entrance leading onto a popular main street with a thriving student and young professional population. Jesmond is well connected to regional transport links serving people in the immediate area.

# **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



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#### **Accommodation**

The accommodation provides the following net internal area:

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

#### 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**



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