

To Let: Retail unit

Four Lane Ends, Newcastle upon Tyne NE7 7UJ

Kiosk Space: 55 sq. m (590 sq. ft.)



- Prominent position in busy Metro station.
- Pedestrianised frontage.
- High footfall opportunities.
- Connected to both Metro and Bus interchange

Location

The subject property is situated within the Four Lane Ends Interchange. The Interchange is serviced by Nexus Metro and Tyne and Wear bus services; Arriva, Go Northeast and Stagecoach. The station is directly connected to a large multi-storey car park with 457 spaces plus 22 accessible spaces and taxi rank. The unit is directly visible from both Metro and Bus station concourses.

Four Lane Ends Interchange benefits from multiple entry and exit points leading to; Front Street, Benton Lane and the residential district of Whitby Crescent. There are several food and beverage providers in the immediate area, including; Greggs, Wokify and Pizzeria Italia. In addition to this, there is a Kwik Fit store adjacent the Interchange.

Other occupiers located within the station include, the Newsagency and Knowles the Gentlemans Barbers.

Description

The property is directly accessible through a set of double located on the Metro station concourse. This serves as the main customer access point. There is a separate entrance to the rear of the unit which can be used as a dedicated staff entrance.

The long rectangular dimensions of the unit and the surrounding footfall opportunities make it a strong product display and takeaway service opportunity. The property is in fair condition and benefits from Electricity and Water supplies.

The current configuration is that of a Nexus Travel Shop, this includes a large serving counter and designated customer waiting area. The current layout was previously utilised as a Café and a large part of the previous tenants decoration remains.

The unit is fitted to include the following;

- 5.9m window fronting onto busy Bus Interchange concourse
- Strong product display opportunities
- Staff kitchen/canteen facilities
- Electricity and water supply
- Prominent frontage onto major Metro station

Accommodation

The accommodation provides the following net internal area:

Accommodation	Sq. m	(Sq. ft.)
Sales area	55	590
Total	(55)	(590)

Services and EPC

The Government Energy Certificate register has the property rated: 109 E

Terms

The unit is available to let for an agreed term at £5,750 rent 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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Subject to Contract October 2023

Additional photographs

View from concourse



Internal photographs

