

TO LET : HIGH-FOOTFALL RETAIL OPPORTUNITY

FOOTPATH | ROADSIDE

Regent Centre, Gosforth, Newcastle upon Tyne, NE3 3PW

121 sq. m. (1,300 sq. ft.) - 134 sq. m. (1,445 sq. ft.)



Leisure / Retail opportunity

Suitable for variety of uses (STC)

RENT : From £16,250 pax

Serviced option available*

 Retail Unit - Regent Centre Business Park

 -Established business/trading location.

 -Footfall opportunities and roadside visibility.

 -Access to Multi-Storey car park and public transport.

 -Directly connected to high occupancy office property.

Real Estate

world

for a changing

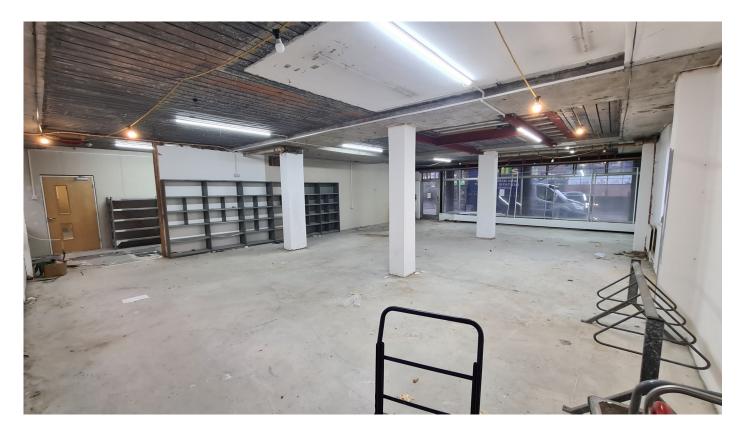
Available now

Misrepresentation Act 1967: BNP Panibas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending upurchaser or lessee must statisfy himseff by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BVP Partias Real Estate Advisory & Property Management UK Limited on any person in their employment has any authority to make or give, any representation or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BVP Partias Real Estate Advisory & Property Management UK Limited on any person in their employment has any authority to make or give, any representation or varianty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compliation but may be subject to subsequent amendment



Internal Photography

The photograph below show the subject property in it's current configuration.



Accommodation

The property is being offered in two options with the following Net Internal Areas (NIA) :

Option 1 - Maximum occupancy - See plan on Page 3.

Accommodation	Sq. m	(Sq. ft.)
Ground floor	134	(1,445)
Total	134	(1,445)

Option 2 - Less storage - See plan on Page 3.

Accommodation	Sq. m	(Sq. ft.)
Ground floor	121	(1,300)
Total	121	(1,300)

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must statisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and notifies the Paritas Real Estate Advisory & Percept Management UK Limited on any person in their employment has any automoty to make or give, any representations or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and notifies the Paritas Real Estate Advisory & Percept Management UK Limited on any person in their employment has any automoty to make or give, any representations or warranty whatever in relation to this property. **Finance Act 2013**: Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008**: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment



Description

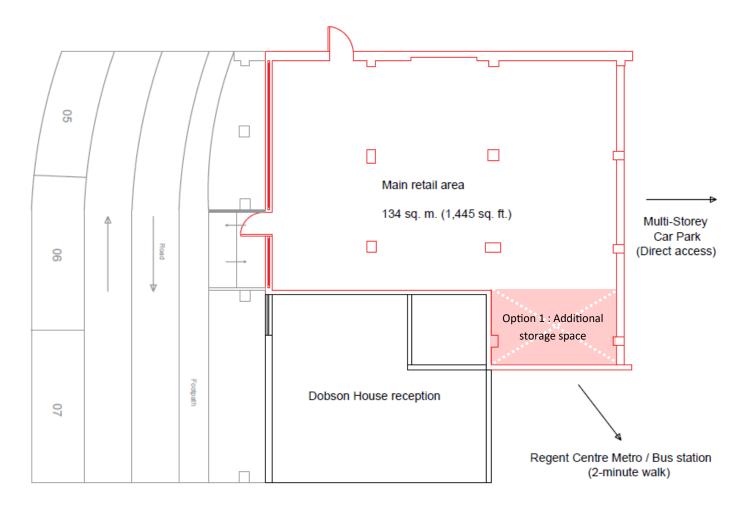
The property is currently configured as an open-plan sales area. The main exit fronts onto the main footpath Regent Centre footpath. The property is accessed by two raised steps.

The property benefits from a long façade facing directly onto the main road and footpath servicing the Regent Centre business park.

The subject property benefits from the following specification;

- 9m window frontage offering great product display and footfall opportunities.
- Open-plan accommodation Suitable for a variety of businesses.
- Short and long term visitor car park available.
- Excellent depth and traditional shape for retail/leisure fit-out.

Subject property positioned and scaled in relation to Regent Centre



Misrepresentation Act 1967: BNP Parilass Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must statisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BMP Paritas Real Estate Advisory & Property Management UK Limited on any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment

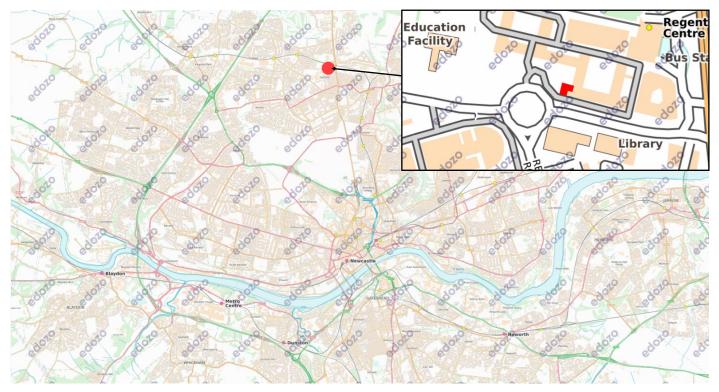


Location

The property is located within Regent Centre business park in Gosforth, Newcastle Upon Tyne. The business park is home to a variety of companies, including banking group Virgin Money whose Head Office is located on the site. The retail unit is directly connected to the reception of The Grainger Suite, a multi-occupied office scheme. The property benefits from roadside visibility by way of Regent Farm Road, the main road servicing Regent Centre and the wider Gosforth area.

Gosforth is easily accessible via the Great North Road, with Newcastle city Centre just a 10-minute drive from the subject property. The site also benefits from access to the A1 Western bypass and the Seaton Burn interchange between the A1 and A19.

Subject property highlighted in red



Destination	Drive distance	Drive time
Newcastle city Centre	(3-miles)	(10-minutes)
North Tyneside	(4-miles)	(12-minutes)
Newcastle International Airport	(6-miles)	(13-minutes)
Sunderland	(17-miles)	(35-minutes)

Public Transport Links

Regent Centre is serviced by Nexus Tyne and Wear rail, with regular services to Newcastle International Airport, Newcastle city Centre, North Tyneside, Sunderland and South Hylton.

Frequent Aviva and Quaycity busses servicing but not limited to; Great Park, Morpeth, Ashington, Blyth and Newcastle city Centre.

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must atafy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BMP Parabaser and Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



EPC

The property will be reassessed upon occupation.

Terms

The property is being offered at the following level with two options for consideration:

Lease: Landlord does the minimal works: From £16,250 + VAT per annum.

Serviced: Landlord works including kitchen, toilet and some partitioning: From £35,100 + VAT 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.

Business Rates

твс

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

Subject to Contract January 2024

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending particulars estatisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. A. The vendor(s) or lessor(s) of ont make or give and neither BMP Paritiska Real Estate Advisory & Property Management UK Limited or any part of itersor(s) or network) or otherwise as to the correctness of each of the statements contained in these particulars. A. The vendor(s) or lessor(s) of ont make or give and neither BMP particulars Edvisory & Property Management UK Limited or any part on their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment