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## 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.

## 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)        |
| <b>Total</b>  | <b>134</b> | <b>(1,445)</b> |

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

| Accommodation | Sq. m      | (Sq. ft.)      |
|---------------|------------|----------------|
| Ground floor  | 121        | (1,300)        |
| <b>Total</b>  | <b>121</b> | <b>(1,300)</b> |

## Description

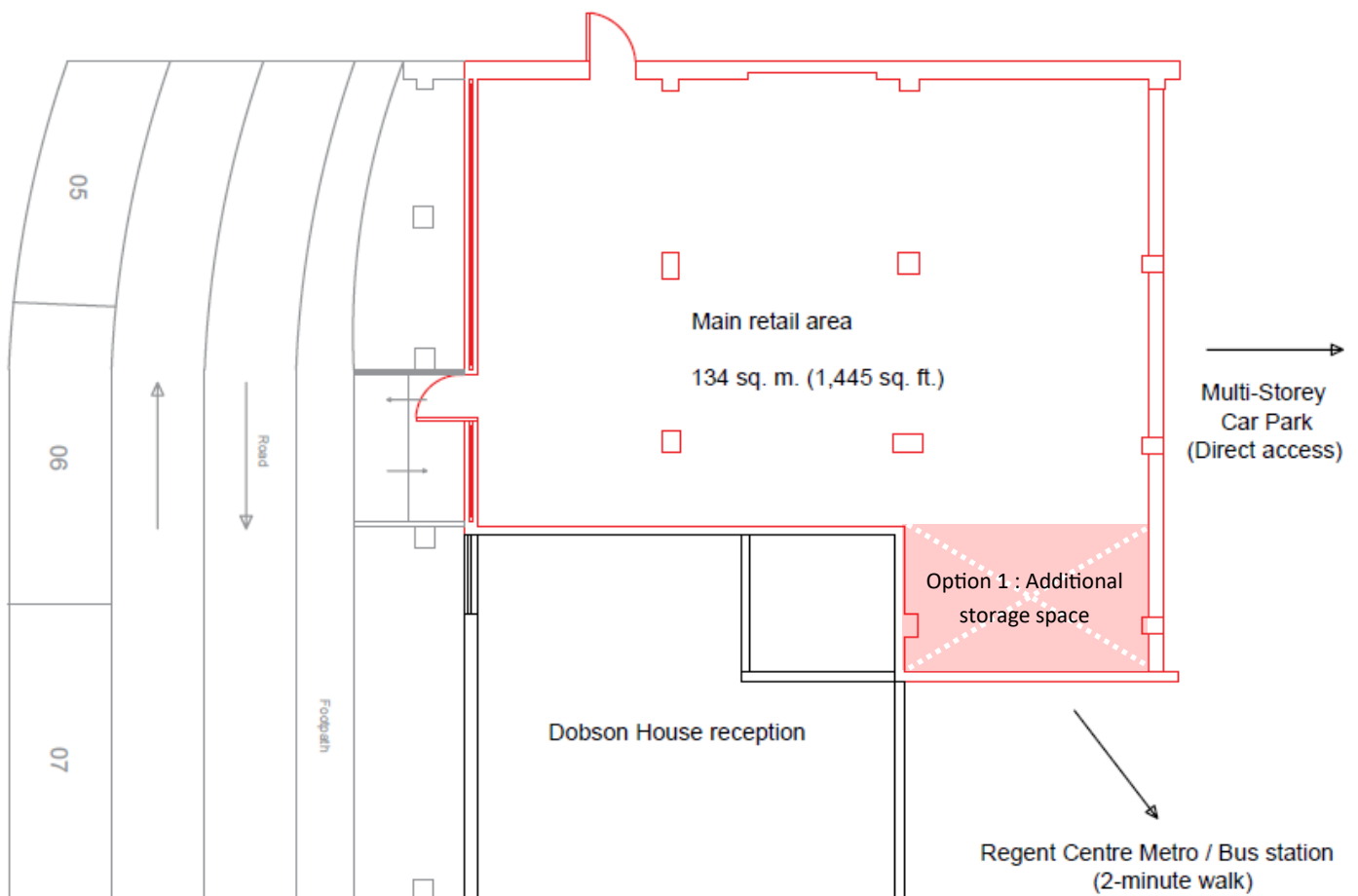
The property is currently configured as an open-plan sales area. The main exit fronts onto the main footpath Regent Centre footpath. The property is accessed by two raised steps.

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

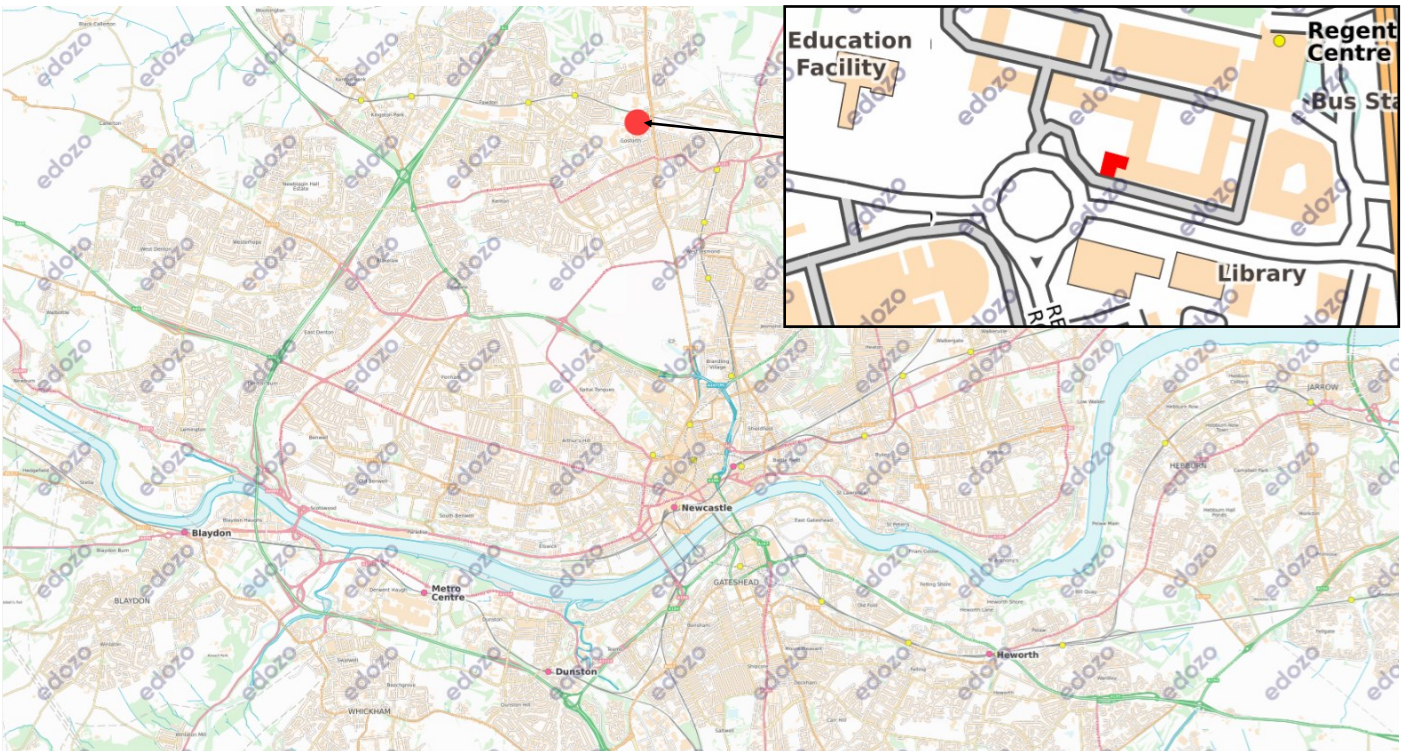


## Location

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.

## 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

TBC

## 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 January 2024