



Sanderson
Weatherall

TO LET FORMER BOWLING ALLEY



429 Westgate Road, Newcastle upon Tyne, Tyne & Wear NE4 8RN

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Location

Newcastle upon Tyne situated in the North East of England and has an urban area population of some 190,000 persons, principally accessed via the A1, A19 and A69. Westgate Road is bordered by both Fenham and Benwell and is the primary route through to the West End of Newcastle.

The former Bowl Newcastle is located on Westgate Road, 5 miles from the A1 and approximately 1 mile away from the city centre. The property sits in close proximity to Newcastle University campus, formally known as Newcastle General Hospital. The surrounding area provides a mixture of uses including residential, office, retail and leisure and has benefits from excellent transport links. There are numerous national operators situated nearby including Barclays Bank, Subway, Greggs and Iceland accompanied with various local operators.

Description

The subject property comprises a three-storey brick built building, under a pitched roof, with a white rendered façade facing directly onto Westgate Road. The property is highly visible from the main road benefitting from good footfall levels and passing trade. On street parking is readily available the rear and side elevations.

Formerly operated as a bowling alley, the property offers spacious open plan accommodation at ground floor level with bowling lanes still in situ for a new operator to make use of. Kitchen, bar area, WC facilities and ancillary storage is also provided throughout. The property has a separate access to the upper floors with direct access to the roof. Dependant upon occupier requirements the ground floor could potentially be let separately.

Rent

Rent available upon application

Lease Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to contract.



Rent available upon application

Full Repairing & Insuring lease

Prominent location with good footfall levels and passing trade

Subject to contract

1,353.20 Sq M (14,566 Sq Ft)

Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:-

Description	SQ M	SQ Ft
Ground Floor	1,065.20	11,466
First Floor	288.00	3,100
Total	1,353.20	14,566

Business Rates

The property is currently listed within the 2017 Rating List as follows:-

Bowling Alley & Premises RV £56,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

Planning

The property has consent for E Use Class under the Town and Country Planning Use Classes Order, as amended 01.09.20. Alternative uses may be considered subject to obtaining necessary planning consent via the local planning authority.

VAT

All rents quoted are deemed exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred throughout any transaction.

EPC

An Energy Performance Certificate has been commissioned and will be available upon request in due course.



Strictly by prior appointment with the agents:

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