

- Double-fronted retail premises
- Net Internal area 66.2 sq. m. (713 sq. ft.)
- Exceptionally well-presented throughout
- Suitable for a variety of uses (STPP)
- Premium sought for the assignment of the existing leasehold interest
- Adjacent to Tesco Express with strong footfall and passing trade.
- Potential for 100% small business rates relief for qualifying occupiers



1 Kenton Lane,
Newcastle upon Tyne,
Tyne & Wear, NE3 3BQ

Rent: £9,840 per annum

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Location

The property occupies a prominent position on Kenton Lane in a well-established and densely populated residential area of Newcastle upon Tyne. Situated adjacent to the busy Tesco Express and nearby local amenities, the unit benefits from excellent levels of passing trade, strong pedestrian footfall and high vehicle traffic throughout the day. The surrounding area comprises a mix of independent retailers, convenience stores, food operators and residential housing, providing a consistent customer base.

Kenton Lane is a popular neighbourhood shopping destination with good connectivity to Gosforth, Kenton and Newcastle City Centre via nearby road networks and public transport links. The property's prominent roadside frontage and highly visible location make it suitable for a variety of retail, professional service, leisure or convenience-based uses, subject to any necessary consents.

Description

The property comprises a highly attractive double-fronted ground floor retail unit occupying a prominent corner position at the junction of Kenton Lane and Kenton Road within the popular suburb of Kenton, Newcastle upon Tyne. Extending to approximately 66.22 sq. m. (713 sq. ft.), the accommodation benefits from two separate customer entrances and is exceptionally well presented throughout. Internally, the property comprises two front retail areas together with offices, kitchen facilities, storage accommodation and a W.C., providing a versatile layout suitable for a variety of occupiers.

The premises have been refurbished to a high standard and offer bright, modern accommodation ready for immediate occupation. The extensive glazed frontage provides excellent natural light and strong visibility from the surrounding road network, making the property well suited to a range of retail, office, professional services, healthcare or alternative commercial uses, subject to the necessary consents and appropriate use class requirements.

Situated in an established commercial parade alongside a range of independent retailers and service providers, the property benefits from excellent passing traffic, strong local footfall and a highly prominent trading position. The unit is available due to the relocation of the vendor's business to nearby premises and will not be suitable for use as a funeral directors, ensuring no conflict with the vendor's ongoing operations. This represents a rare opportunity to acquire a well-presented commercial property in a sought-after suburban location with potential for a variety of uses.

Floor Area

Accommodation	Sq. M.	Sq. Ft.
Front Retail Area One	10.63	114
Front Retail Area Two	10.22	110
Walkway	7.24	78
Office	6.55	71
Office	7.42	80
Kitchen	11.64	125
Store	2.34	25
Walkway	9.20	99
W/C	0.98	11
Total	66.22	713

Rent

The annual rent is £9,840.

Tenure

Leasehold – The property is held on a leasehold basis with approximately 6.5 years unexpired, forming part of a 9-year lease term.

Premium

The vendor is seeking a premium for the assignment of the leasehold interest.



Rateable Value

The 2026 Rating List entry is Rateable Value £9,400

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.
Any reference to alterations to, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

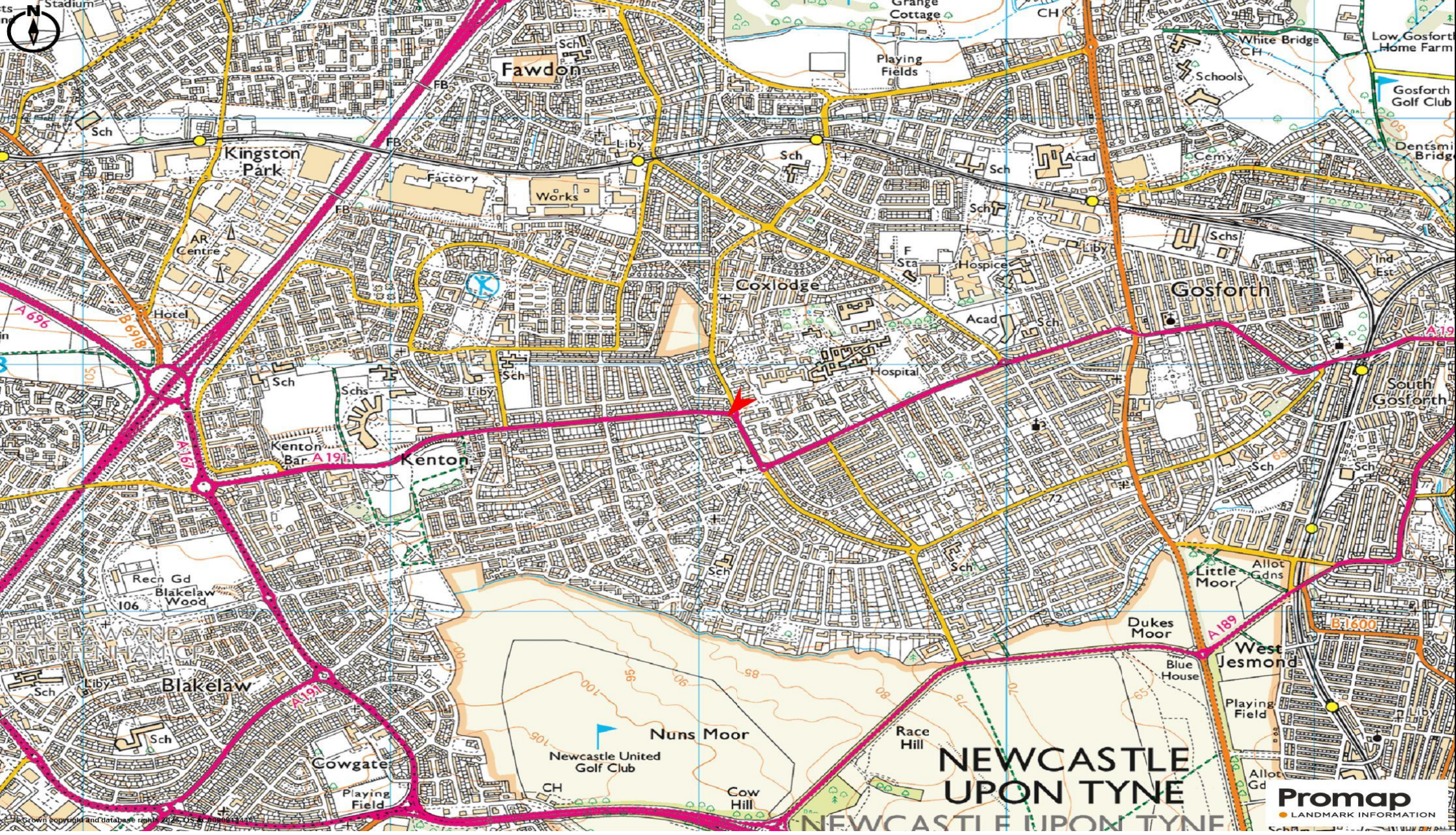
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