

Kenton Retail

Newcastle upon Tyne **NE3 3RX**

TO LET

Refurbished Retail Units

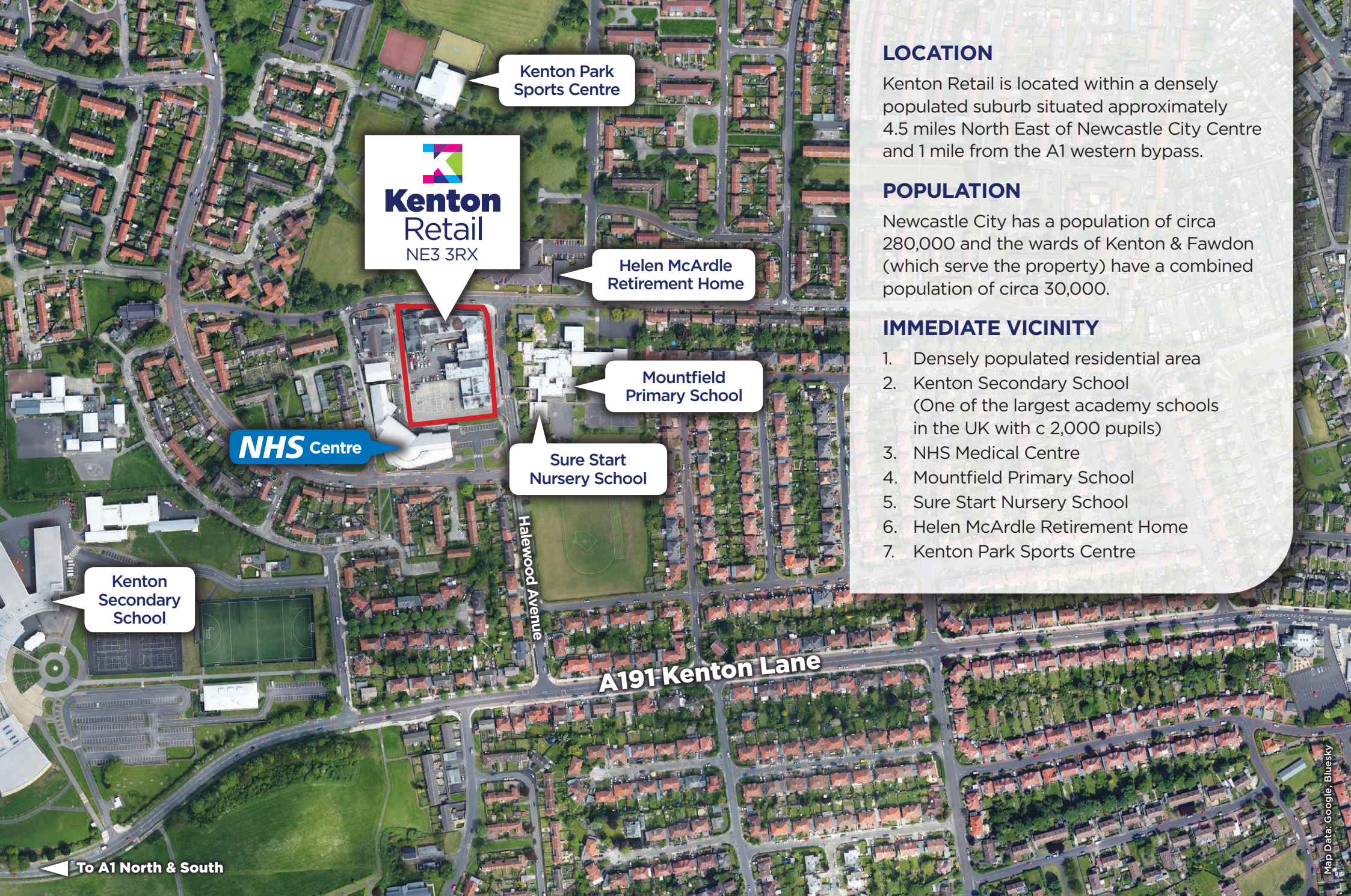


Refurbished Neighbourhood Centre
Units available from 773 sq ft - 2,728 sq ft



SAT NAV: NE3 3RX

www.kentonretail.co.uk



LOCATION

Kenton Retail is located within a densely populated suburb situated approximately 4.5 miles North East of Newcastle City Centre and 1 mile from the A1 western bypass.

POPULATION

Newcastle City has a population of circa 280,000 and the wards of Kenton & Fawdon (which serve the property) have a combined population of circa 30,000.

IMMEDIATE VICINITY

1. Densely populated residential area
2. Kenton Secondary School (One of the largest academy schools in the UK with c 2,000 pupils)
3. NHS Medical Centre
4. Mountfield Primary School
5. Sure Start Nursery School
6. Helen McArdle Retirement Home
7. Kenton Park Sports Centre



Kenton Retail

Arndale House, Halewood Avenue, Kenton, Newcastle upon Tyne NE3 3RX

DESCRIPTION

Kenton Retail is a refurbished, vibrant centre, providing the primary shopping facilities in the locality. This busy scheme comprises a range of retail outlets with good public transport links and free car parking facilities to the rear.

Thriving existing occupiers include; Spar, Milligans, Post Office, Boots and Ladbrokes, plus a number of local traders.

Refurbished units are available extending from 773 sq ft to 2,728 sq ft, and are located on the upper floors.

SPECIFICATION

- New aluminium shop fronts with full height glazing
- Newly refurbished units including:
 - New floor finish
 - Newly plastered painted walls
 - Renewed services
 - Fully refurbished WC's

NB - The landlord will refurbish the units to an agreed specification.

TERMS

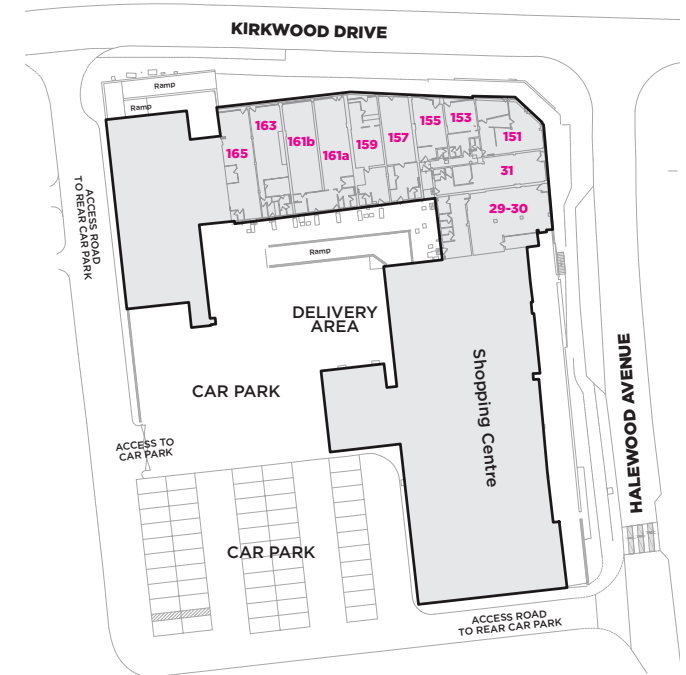
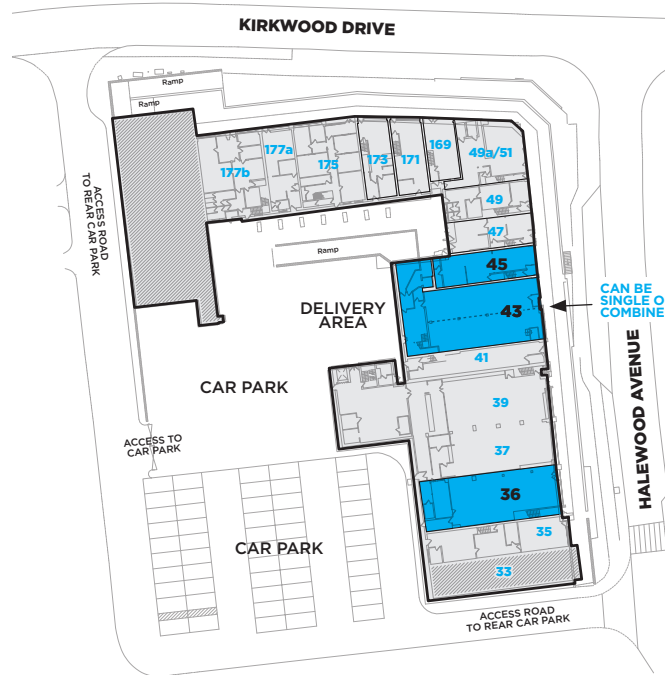
Flexible lease terms available with rent on application.

A service charge and insurance is payable and details are available upon request.

VAT

VAT is payable.

OTHER BRANDS WITHIN THE CENTRE



GROUND FLOOR LEVEL

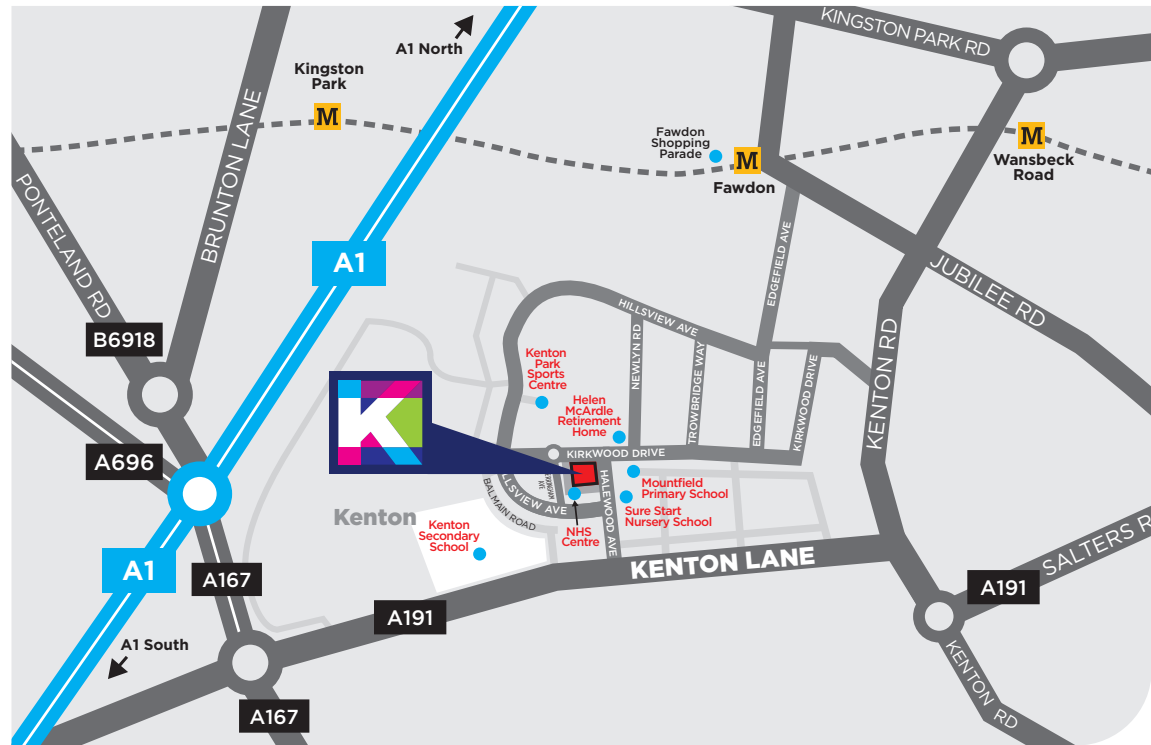
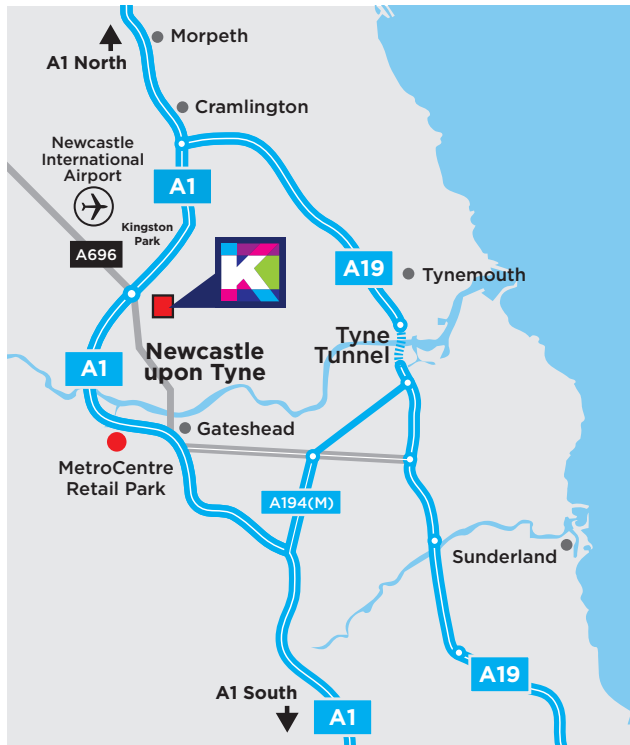
UNIT		SQ FT	SQ M
36	AVAILABLE	1,676	156
43*	AVAILABLE	2,728	254
45	AVAILABLE	773	72
47	LET TO - Evans DIY	656	61
49	LET TO - Salon @ Kenton	626	58
49a/51	LET TO - Milligans	1,058	98
169	LET TO - Chic Pawtique	513	48
171	LET TO - St Vincents	634	59
173	LET TO - St Vincents	660	61
177a	LET TO - Digital Vapers	675	63
177b	LET TO - FACT	1,426	133

LOWER GROUND FLOOR LEVEL

UNIT		SQ FT	SQ M
29-30	LET TO - Heron Foods	1,795	167
31	LET TO - Heron Foods	871	81
151	LET TO - Heron Foods	860	80
153	LET TO - Heron Foods	448	42
155	LET TO - Pacino's Barber	494	46
161a	LET TO - Dhillon's	1,900	177
161b	LET TO - Subway	1,900	177
165	LET TO - Primo Pizza	927	86

*Available as single or combined units





Investment by



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