



**43b HALEWOOD AVENUE, KENTON  
SHOPPING CENTRE, KENTON,  
NEWCASTLE UPON TYNE, NE3 3RX**

- **Newly refurbished retail unit**
- **Brand new aluminium shop front**
- **Available now**
- **Flexible lease terms**
- **Rent £12,285 per annum**

**To Let**

**LOCATION**

Kenton Retail is located within a densely populated suburb situated approximately 4½ miles north east of Newcastle City centre and 1 mile from the A1 western bypass.

The immediate vicinity is a densely populated residential area, close to a Sure Start Nursery School, Mountfield Primary School, Kenton Secondary School (one of the largest academy schools in the UK with circa 2,000 pupils).

Kenton Retail is also close to an NHS Medical Centre, Kenton Park Sports Centre, and a Helen McArdle Retirement Home.

**Tel: 0191 2610300**

**www.youngsrps.com**

## POPULATION

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

## DESCRIPTION

The property comprises a ground floor shop on the upper level of the Shopping Centre. The shop enjoys a newly fitted glazed aluminium frontage with the benefit of an electric roller shutter. The unit has recently been refurbished to include newly plastered and painted walls and ceiling, surface mounted LED lighting and screeded floor.

The property comprises an open plan retail area with a w.c. to the rear. There is a door to the rear which provides access to a rear service yard.

## ACCOMMODATION

The property has a net internal area of

86.21 sq m (928 sq ft)

The property has an ITZA of

50.73 sq m (546 sq ft)

## TENURE

The property is currently to let by way of a new lease for a term of years to be agreed.

## RENT

£12,285 per annum exclusive of service charge and building insurance. VAT is payable on the rent.

## RATEABLE VALUE

The property has a rateable value of £12,000.

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

## LEGAL COSTS

Each party to bear their own legal costs.

All figures quoted above are exclusive of VAT where chargeable.

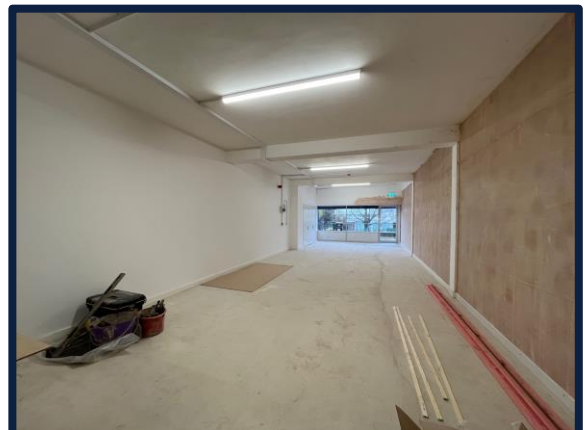
## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne, NE99 2BN.

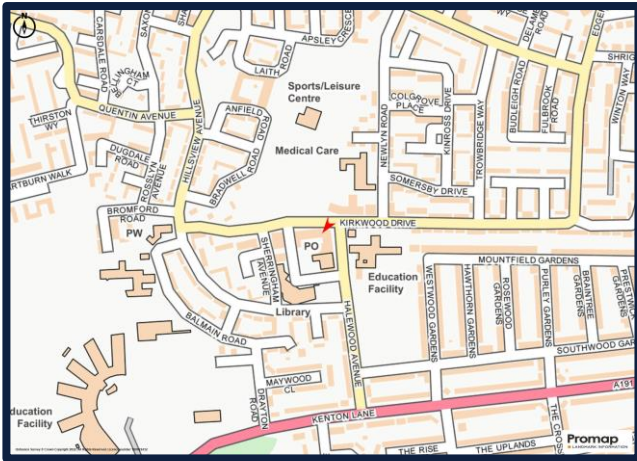
Telephone: 0191 2787878



Shop interior



Shop interior



Street map

## VIEWING

Strictly by appointment with YoungsRPS.

Contact Stephanie Dixon or Cameron English at the Newcastle office - telephone (0191) 2610300.

## ENERGY PERFORMANCE CERTIFICATE

The property is awaiting its new EPC rating following separation works.

A copy of the EPC and recommendation report will be available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**Particulars amended March 2024**



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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