

**TO LET**  
**Retail**

**Lambert  
Smith  
Hampton**

## Bar/Leisure Opportunity

Newcastle Railway Station, Units 13 & 14, Newcastle Central Railway Station, Newcastle Upon Tyne NE1 5DL



Approx 2,952 Sq Ft (274.24 Sq M)

- ✓ Unit 13 & 14
- ✓ Located within a Grade I listed building
- ✓ Station benefiting from 8m passengers per annum

**LNER**  
LONDON NORTH EASTERN RAILWAY

**Lambert Smith Hampton**  
United Kingdom House, 180 Oxford Street, London W1D 1NN T: 020 7198 2000

## NE1 5DL



### LOCATION

The subject property is located within the Grade 1 listed main station buildings, adjacent to the station travel centre, station WC and other retailing.

The station is located in close proximity to the town centre. The station benefits from approximately 8 million (13 million including the Metro) passengers per annum, with regular train services to Leeds, York, Edinburgh and London Kings Cross.

### DESCRIPTION

Offer to let on behalf of London North Eastern Railway. The premises comprises of two adjoining spaces, the smaller space (unit 13) being located on the ground floor and the larger space (unit 14) split over ground and first floor. Unit 14 benefits from existing toilets and services. The premises has the potential for a roof terrace.

Other retailers at the station include Enterprise Rent a Car, Sainsbury's, M&S Simply Food, Costa, Nero, Boots and Paperchase.

### KEY FEATURES

- Unit 13 & 14
- Located within a Grade I listed building
- Station benefiting from 8m passengers per annum

### ACCOMMODATION

Unit 13 - Sq ft 452 Sq m 42

Unit 14 - Sq ft 2500 Sq m 232.

Incentives available.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### LEGAL COSTS

The tenant will be responsible for the landlord's legal costs incurred in the drafting and completion of the lease.

### BUSINESS RATES

The tenant will be responsible for the business rates.

### TERMS

A lease contracted out of sections 24-28 of the Landlord and Tenant Act 1954 and of a duration to be agreed will be available.

### RENT

The landlord is seeking a rental offer based on a % of gross turnover underpinned by a Minimum Guaranteed Rent in excess of £50,000 per annum exclusive. Service charge will be 7.5% of the passing rent

14-Jun-2018

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### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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