

## **TO LET**      Unit 11 THE BOULEVARD, LONGBENTON, NE12 8GA



- Mid parade position unit within a popular suburban retail parade
- Ground floor only, with rear access and loading
- Suitable for alternative uses, subject to planning
- Split options available – units from 850 sq ft
- Nearby occupiers include a number of local and national operators including; **Farmfoods, Heron, Greggs, Ladbrokes, Subway and Boots Pharmacy, together with a number of local occupiers.**

## LOCATION/SITUATION

The unit is situated within The Boulevard Shopping Centre, located at West Farm Avenue in Longbenton; a popular residential suburb of Newcastle upon Tyne.

The property provides a ground floor retail unit occupying a mid terrace position with substantial free car parking to the front of the parade.

The scheme houses a number of local and national operators; **Greggs, Boots Pharmacy, Heron, Farmfoods, Subway, Ladbroke's** and 3 Hot Food Takeaways. The Centre is also situated alongside the Oxford Centre, which provides community facilities and a library for the surrounding area.

## ACCOMMODATION

Arranged over ground floor only, with the following floor area:

<b>Unit 11</b>	<b>NIA</b>	157.9M <sup>2</sup>	1,700 ft <sup>2</sup>
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The unit can be split to create a space from 850 ft<sup>2</sup>. Full details on application.

The unit benefits from electric roller shutters, WC, plus rear access and loading yard.

## LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£27,500 per annum** exclusive. Split rents on application.

## EPC

Unit 11 has an Energy Performance rating of 29 (Band B)

## SERVICE CHARGE

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further details available upon request.

## BUSINESS RATES

<b>Rateable Value</b>	£22,750
<b>2023/2024 UBR</b>	£0.499*

\*Business rates relief available for small businesses. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

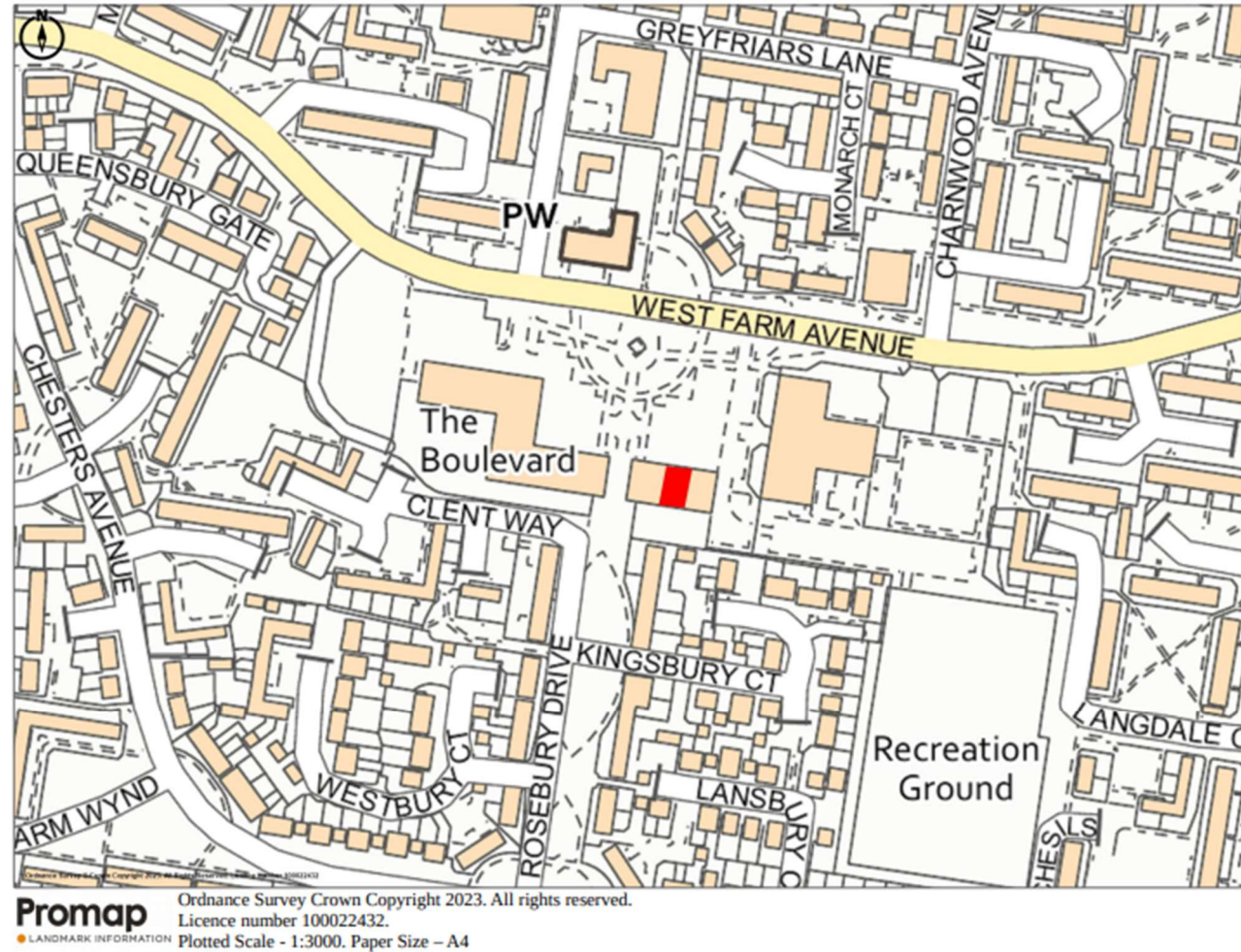
## VIEWING

For enquiries, viewing, and general information, please contact @retail:

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