

TO LET

Unit 9b THE BOULEVARD, LONGBENTON, NE12 8GA



- Prominent corner position unit within a popular suburban retail parade
- Ground floor only, with rear access and loading
- Suitable for alternative uses, subject to planning
- Nearby occupiers include a number of local and national operators including; **Farmfoods, Heron, Greggs, Ladbrokes, Subway and Boots Pharmacy.**

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 prominent corner 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 approximate floor areas:

Total NIA	78.9M ²	850 ft ²
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The unit benefits from a return window display, 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 **£14,500 per annum** exclusive.

EPC

The property currently has an Energy Performance rating of 62 (Band C), however the unit will be reassessed upon subdivision.

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

Rateable Value	£11,000
2023/2024 UBR	£0.499*

*Full 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.

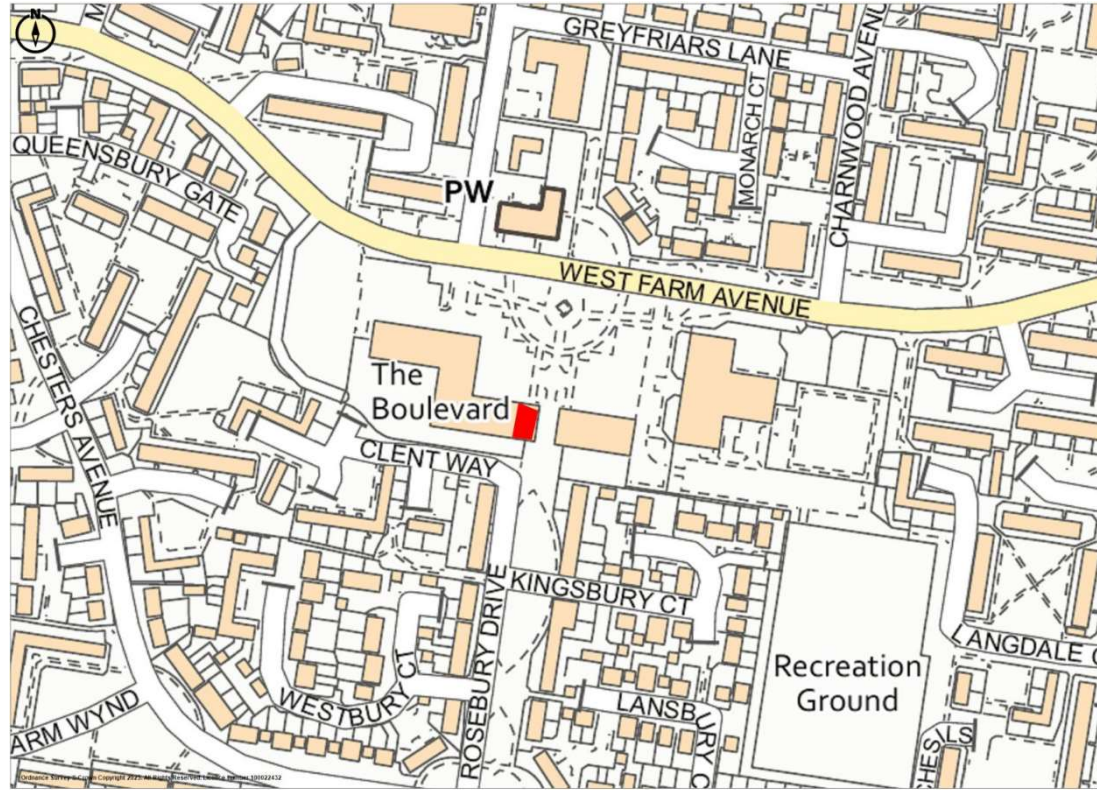
VIEWING

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

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