

## TO LET – NEW LEASE 373 Benton Road, Newcastle upon Tyne, NE7 7EE



New Lease available from February 2025  
at REDUCED RENT

- 2,432 sqft of Ground Floor Sales Space with Ancillary Staff Accommodation, Parking, and Loading Provision.
- E Class Consent Suitable for a Variety of Uses
- Free Public Car Parking to the front.
- Prominent Roadside Position on Benton Road (~14,000 daily vehicles)
- Occupiers nearby includes **Tesco Express**, **Greggs**, **Subway**, **Kwikfit**, along with a number of other local retailers and the **Metro Station**.

## LOCATION/SITUATION

The unit is located in a prominent roadside position within a busy parade of shops approximately 3 miles north of Newcastle city centre. Four Lane Ends Bus & Metro Interchange is located 200m north of the unit, with nearby occupiers including Greggs, Tesco Express / Esso Garage, Subway, Kwikfit, and various local independent operators. Northumbria University Coach Lane Campus is also close by.

## ACCOMMODATION

Arranged over ground & first floors with a glazed shop front, three-phase electrics and staff facilities, the property has following approximate dimensions and floor areas:

Net Frontage	10m	32' 8"
Ground Floor Sales	226 sqm	2,432 sqft
First Floor Staff & Office	61.8 sqm	665 sqft

There is also ample street parking directly to the front as well as loading facilities.

## LEASE TERMS

A new FRI Lease is available from February 2025 on a term to be agreed at a commencing rent of **£37,500pax.**

## BUSINESS RATES

Rateable Value	£26,000
Estimated Rates Payable- 2023* (*75% relief available)	£4,281*

*Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## EPC

The property has an Energy Performance rating of D85. A copy is available on request from this office.

## COSTS

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

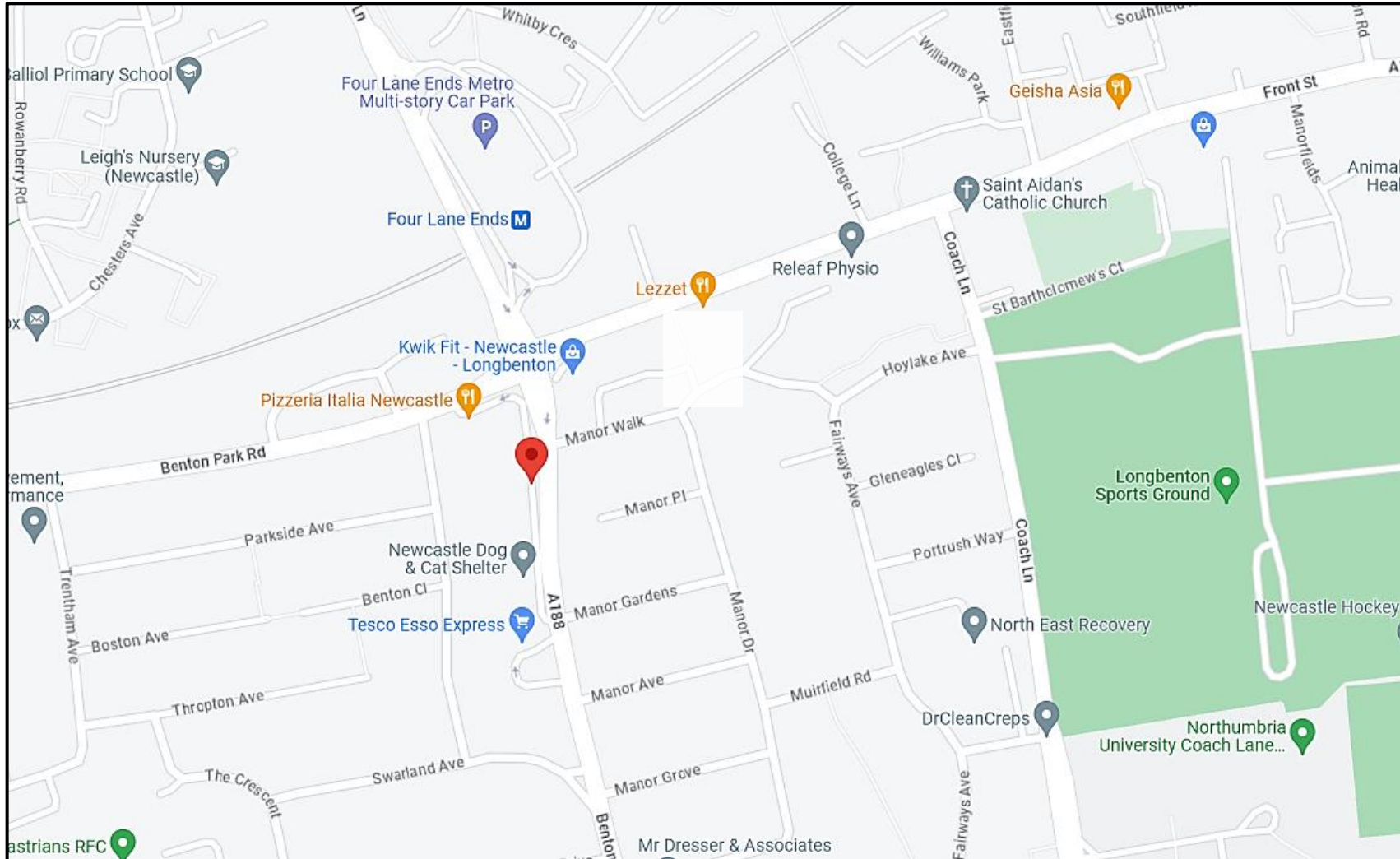
## VIEWING

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

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