

TO LET EAST MIDDLE CALLERTON, NEWCASTLE UPON TYNE, NE5 1DH

Roadside Retail Development - Last Remaining Unit



- Ground floor unit with **E Class** consent
- Neighbourhood scheme anchored by **COOP Food & Vets Practice**
- Centred around ongoing significant housing developments consisting of **3,600 new build homes**.
- Prominent Roadside Situation with Dedicated Parking
- Ready for Occupation Q4 2025

SITUATION

Callerton sits 6 miles north west of Newcastle City Centre, just south of Ponteland and Newcastle International Airport, and west of Chapel Park. It is positioned to be a key residential area in the north east with 1,500+ new build homes already built and with almost full sales occupancy by Storey Homes, Miller Homes, and Bellway, with a further 2,000+ under construction by Bellway or in for planning with Northumberland Estates.

The scheme is positioned on Stamfordham Road, centrally located within the residential developments and will act as the local centre for the surrounding area positioned on the main road. It will provide a dedicated site with high visibility and 26 parking spaces and servicing provisions.

ACCOMMODATION

Arranged over ground floor with dedicated parking, rear loading and bin stores.

Unit 1	2,500 ft ²	Harrisons Family Vets
Unit 2	1,250 ft ²	Available
Unit 3	4,510 ft ²	Co-op Food

LEASE

The premises is available on a new effectively fully repairing and insuring lease at a commencing rent of **£28,500 per annum** exclusive.

BUSINESS RATES

The premises will be assessed for business rates upon completion.

ENERGY PERFORMANCE CERTIFICATE

The premises will be assessed upon completion with a high energy performance expected.

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 further information, please contact:

Pete Townsend

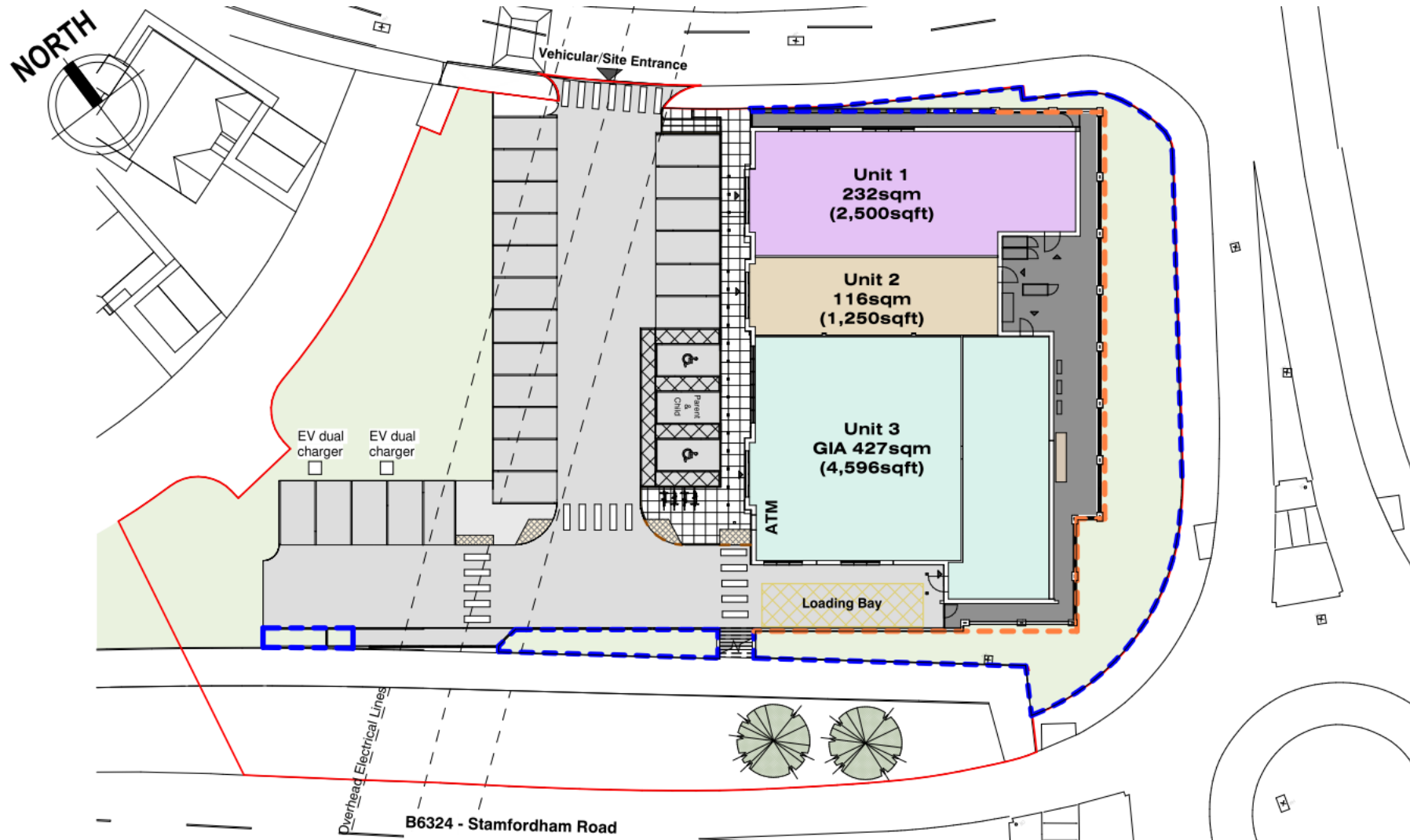
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