

RETAIL UNITS TO LET

Kenton Retail, Halewood
Avenue/Kirkwood Drive, Kenton,
Newcastle upon Tyne, NE3 3RX

- Refurbished retail unit to let
- Within a popular shopping centre
- Units from 513ft² to 2,686ft²
- Good tenant mix
- EPC Ratings available on request
- Customer car parking on site

**Rent from £12,200 per
annum**

BradleyHall



LOCATION

The retail units are situated within Kenton Retail which is a popular shopping centre in Kenton, Newcastle upon Tyne. Kenton Retail is located between Kirkwood Drive and Halewood Avenue and is situated within a primarily residential area. The shopping centre is within close proximity to Kenton School, Kenton Park Sports Centre, Mountfield Primary School, Sure Start Nursery and NHS Medical Centre.

Kenton Retail is less than 3 miles from the A1 (M) which provides access to the north and south and is approximately 1 mile from the A167 providing access to Newcastle upon Tyne city centre which is 3 miles away. There is also ample public transport within the vicinity.

DESCRIPTION

The retail units are within a newly refurbished, vibrant centre and will comprise of aluminium shop fronts with new flooring, newly plastered and painted walls, renewed services and fully refurbished WC facilities.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Unit	Space	Size	
43 Halewood Avenue	Ground floor	246.8m ²	2,686ft ²
43 Halewood Avenue	First floor	223.1m ²	2,428ft ²
43a Halewood Avenue	Ground floor	92.56 m ²	993ft ²
43b Halewood Avenue	Ground floor	141.6m ²	1,524ft ²
169 Kirkwood Drive	Ground floor	47.1m ²	513ft ²

RATING ASSESSMENT

The estimated rates payable is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

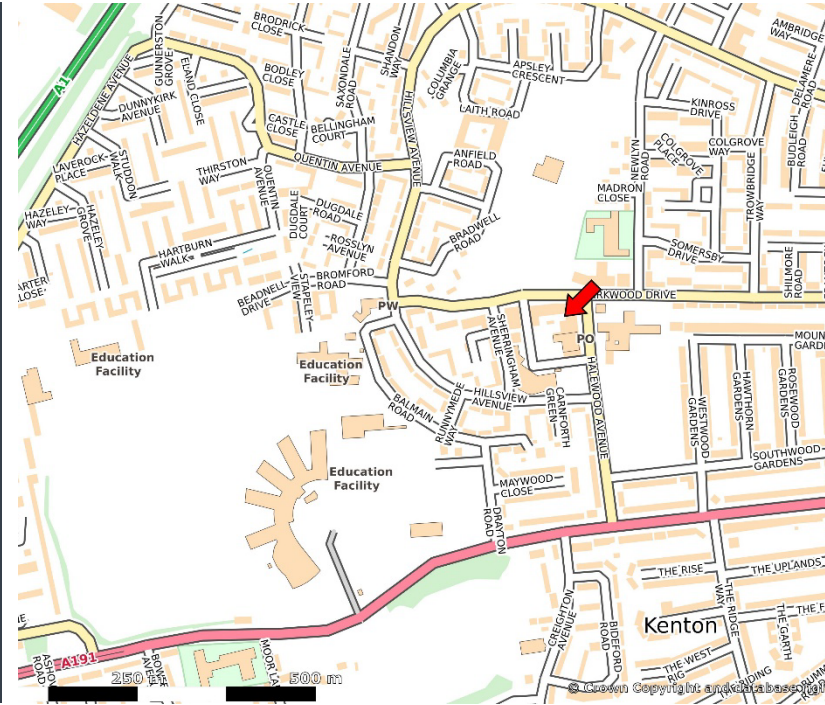
Unit	Rateable Value	Estimated Rates Payable
43 Halewood Avenue	£27,250	£13,597.75
43a Halewood Avenue	Not assessed	Not assessed
43b Halewood Avenue	Not assessed	Not assessed
169 Kirkwood Drive	£7,900	£3,942.10



Car parking on site
1 mile from A1(M)
1 mile from A696
0.8 miles from A167
0.4 miles from A193



1.4 miles Kingston Park
1.5 miles from Gosforth
Bus routes outside
0.3 miles from Kenton Sports Centre



EPC RATING

Available on request.

TERMS

The units are available by way of a new leases with overall occupational costs including rent, service charge, and insurance as follows:

Unit	Overall Occupational Cost
43 Halewood Avenue	£35,195
43 Halewood Avenue	£16,360
43a Halewood Avenue	£18,710
43b Halewood Avenue	£17,195
169 Kirkwood Drive	£12,200

IMPORTANT NOTICE
Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;
1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES
You may search our company website www.bradleyhall.co.uk for details of all our current instructions.
In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk



CONTACT US

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