Newcastle upon Tyne NE3 3RX

TO LET
Refurbished Retail Units

New to Kenton Retail
Refurbished Neighbourhood Centre
Units available from 513 sq ft - 4,115 sq ft

Last Few Units Available

www.kentonretail.co.uk
LOCATION
Kenton Retail is located within a densely populated suburb situated approximately 4.5 miles North East of Newcastle City Centre and 1 mile from the A1 western bypass.

POPULATION
Newcastle City has a population of circa 280,000 and the wards of Kenton & Fawdon (which serve the property) have a combined population of circa 30,000.

IMMEDIATE VICINITY
1. Densely populated residential area
2. Kenton Secondary School
(One of the largest academy schools in the UK with c 2,000 pupils)
3. NHS Medical Centre
4. Mountfield Primary School
5. Sure Start Nursery School
6. Helen McArdle Retirement Home
7. Kenton Park Sports Centre

Map Data: Google, Bluesky
DESCRIPTION
Kenton Retail is a newly refurbished, vibrant centre, providing the primary shopping facilities in the locality. This busy scheme comprises a range of retail outlets with good public transport links and free car parking facilities to the rear.

Thriving existing occupiers include; Spar, Greggs, Post Office, Boots and Ladbrokes, plus a number of local traders.

Refurbished units are available extending from 449 sq ft to 5,685 sq ft, and are located on the ground and lower ground floors.

SPECIFICATION
- New aluminium shop fronts with full height glazing
- Newly refurbished units including:
  - New floor finish
  - Newly plastered painted walls
  - Renewed services
  - Fully refurbished WC’s

NB - The landlord will refurbish the units to an agreed specification.

TERMS
Flexible lease terms available with rent on application.
A service charge and insurance is payable and details are available upon request.

VAT
VAT is payable.

OTHER BRANDS WITHIN THE CENTRE

<table>
<thead>
<tr>
<th>UNIT</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>43*</td>
<td>AVAILABLE</td>
<td>2,686</td>
</tr>
<tr>
<td>45*</td>
<td>AVAILABLE</td>
<td>773</td>
</tr>
<tr>
<td>47*</td>
<td>AVAILABLE</td>
<td>656</td>
</tr>
<tr>
<td>49</td>
<td>LET TO - Salon @ Kenton</td>
<td>626</td>
</tr>
<tr>
<td>49a/51</td>
<td>AVAILABLE</td>
<td>1,058</td>
</tr>
<tr>
<td>169</td>
<td>AVAILABLE</td>
<td>513</td>
</tr>
<tr>
<td>171</td>
<td>UNDER OFFER</td>
<td>634</td>
</tr>
<tr>
<td>173</td>
<td>UNDER OFFER</td>
<td>660</td>
</tr>
<tr>
<td>177a</td>
<td>LET TO - Digital Vapers</td>
<td>675</td>
</tr>
<tr>
<td>177b</td>
<td>LET TO - FACT</td>
<td>1,426</td>
</tr>
</tbody>
</table>

*Available as single or combined units

SAT NAV: NE3 3RX

VAT is payable.

OTHER BRANDS WITHIN THE CENTRE

<table>
<thead>
<tr>
<th>UNIT</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>29-30</td>
<td>LET TO - Heron Foods</td>
<td>1,795</td>
</tr>
<tr>
<td>31</td>
<td>LET TO - Heron Foods</td>
<td>871</td>
</tr>
<tr>
<td>151</td>
<td>LET TO - Heron Foods</td>
<td>860</td>
</tr>
<tr>
<td>153</td>
<td>LET TO - Heron Foods</td>
<td>448</td>
</tr>
<tr>
<td>155</td>
<td>LET TO - Pacino’s Barber</td>
<td>494</td>
</tr>
<tr>
<td>161a</td>
<td>LET TO - Dhillon’s</td>
<td>1,900</td>
</tr>
<tr>
<td>161b</td>
<td>LET TO - Subway</td>
<td>1,900</td>
</tr>
<tr>
<td>165</td>
<td>AVAILABLE</td>
<td>927</td>
</tr>
</tbody>
</table>

*Available as single or combined units

www.kentonretail.co.uk
Investment by

CastleCap

For further information please contact agents

Piers Rooke
Tel: 02038 196 196
Email: piers.rooke@castlecap.co.uk

Stephanie Dixon
Tel: 0191 460 4046
Email: stephanie@pgaproperty.co.uk

Nicholas Bramwell
Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk

Castlecap Investments Limited and its group associated companies give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Castlecap Investments Limited or its group companies. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of the facts. 4. Any intending Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Castlecap Investments Limited and/or its group companies do not give and nor has any person in its employ any authority to make or give any representation. June 2017.

SAT NAV: NE3 3RX