

# RETAIL UNIT WITH PARKING - TO LET

NEWCASTLE-UPON-TYNE (KENTON) -  
41 HALEWOOD AVENUE, NE3 3RX

**Mason  
Partners**



## 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.

## Situation

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.

Existing occupiers include Heron, Spar, Greggs, Post Office and Ladbrokes, plus a number of local traders.

## Accommodation

The property comprises the following floor approximate area:

Ground Floor NIA: 807 Sq Ft ( 74.97 sq m)

The property includes free car parking facilities to the rear.

## Terms

The premises is available by way of assignment of a lease expiry on 30<sup>th</sup> June 2026. Alternatively, a surrender and new lease could be entered in to.

## Rent

£9,000 pax.

## Rating Assessment

Rateable Value - £10,000

Interested parties are advised to make their own enquiries with Newcastle City Council Tel: 0191 278 7878

## Planning

It is understood that the premises has a Class E planning consent.

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## EPC

This is assessed at Rating D.

## VAT

The property is registered for VAT.

## Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

## Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

## Viewing

Joe Pearce  
Lee Quinn

07827 973 962  
07788 188 731

joepearce@masonpartners.com  
leequinn@masonpartners.com

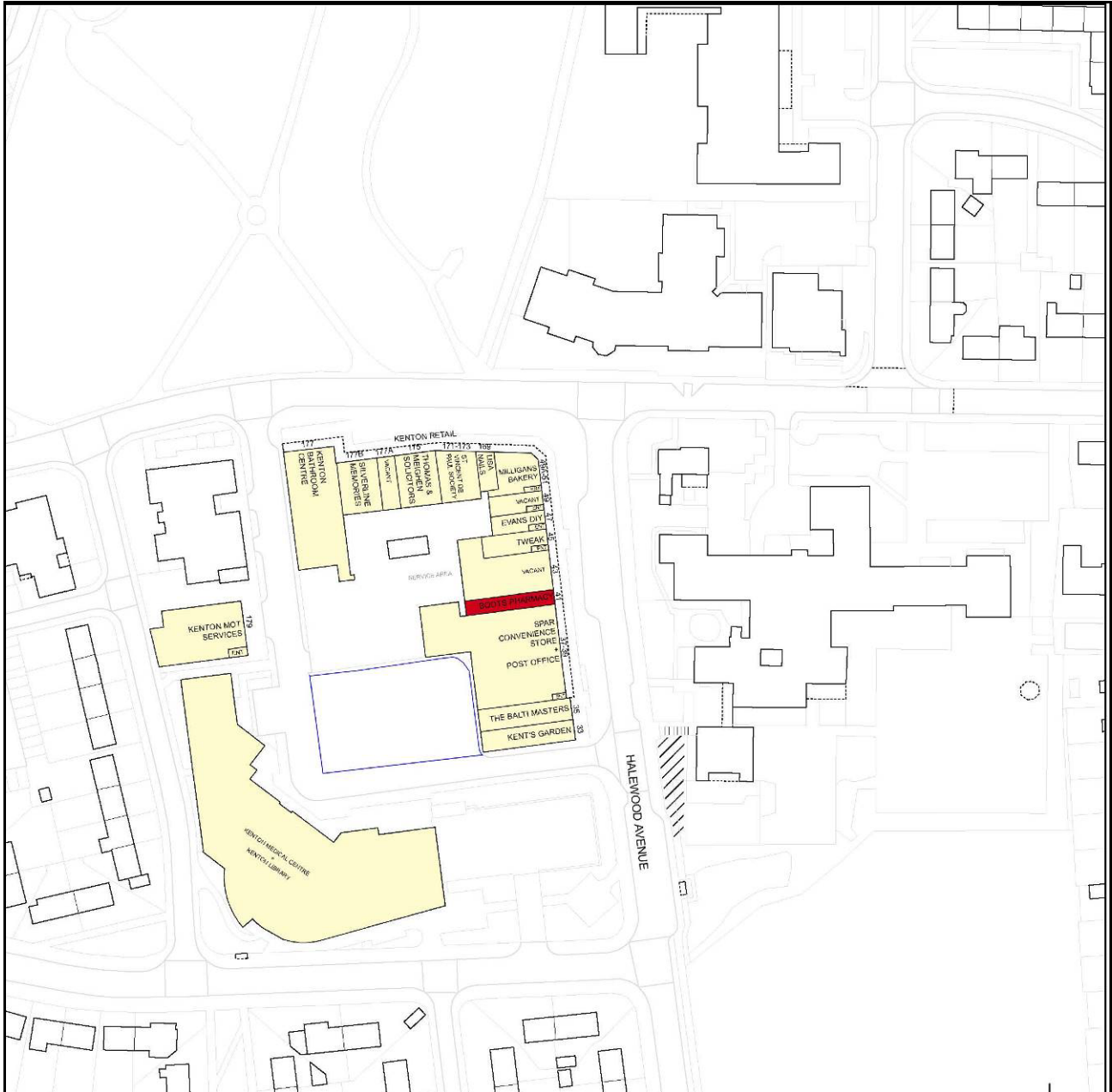
**0151 227 1008**

**masonpartners.com**

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