

# RETAIL UNIT - TO LET

NEWCASTLE-UPON-TYNE (LONGBENTON)

UNIT 4 THE BOULEVARD, WEST FARM AVENUE, NE12 8GA

**Mason  
Partners**



## Location

The unit is situated within The Boulevard Shopping Centre, located at West Farm Avenue in Longbenton; a popular residential suburb of Newcastle upon Tyne. The Centre is also situated alongside the Oxford Centre, which provides community facilities and a library for the surrounding area.

## Accommodation

The property provides a ground floor retail unit occupying a prominent position at the front of the scheme.

Existing occupiers include Greggs, Heron, Farmfoods, Subway, Ladbrokes and local hot food takeaways.

The property comprises the following floor approximate area:

Ground Floor NIA: 943 Sq. ft (87.60 sqm)

The scheme includes a free car parking to the front for approximately 104 vehicles.

## Terms

The premises is available by way of assignment or sub lease of a lease expiring on 24<sup>th</sup> December 2025. Alternatively, a surrender and new lease could be entered in to.

## Rent

£15,000 pax.

## Rating Assessment

Rateable Value - £12,750.

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.

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

## EPC

An EPC is available on request.

## 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**

# RETAIL UNIT - TO LET

NEWCASTLE-UPON-TYNE (LONGBENTON)

UNIT 4 THE BOULEVARD, WEST FARM AVENUE, NE12 8GA

Mason  
Partners

