



Kenton Retail

Newcastle upon Tyne NE3 3RX

TO LET

Refurbished Retail Units



CGI for illustrative purposes only

Refurbished Neighbourhood Centre

Units available from 449 sq ft – 5,685 sq ft



SAT NAV: NE3 3RX

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

◀ To A1 North & South

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Kenton Retail

Arndale House, Halewood Drive, Kenton, Newcastle upon Tyne NE3 3RX

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; Nisa, 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 will 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

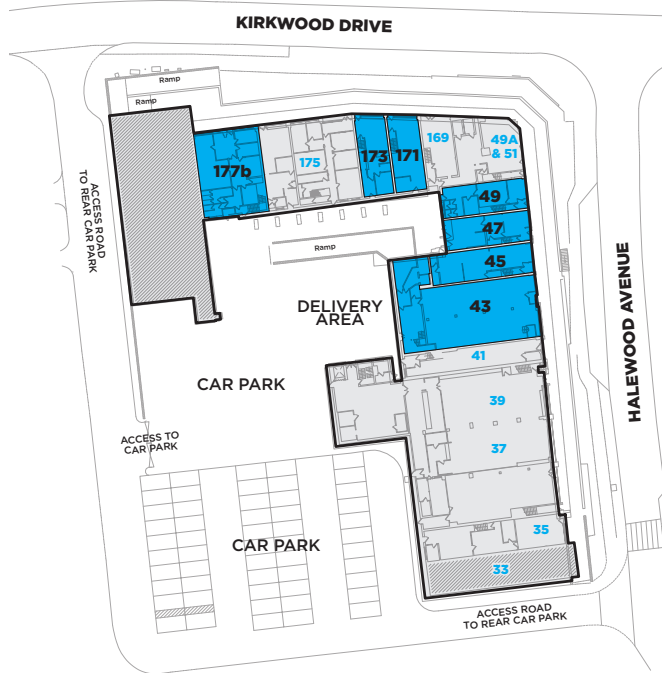
Flexible lease terms available with rent on application.

A service charge and insurance is payable and details are available upon request.

VAT

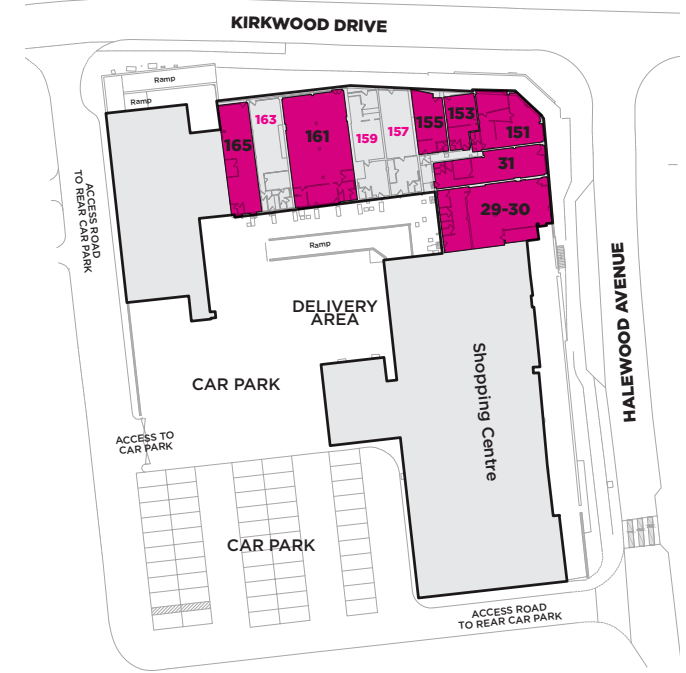
VAT is payable.

OTHER BRANDS WITHIN THE CENTRE



GROUND FLOOR LEVEL

UNIT	SQ FT	SQ M
43	2,686	250
45	773	72
47	656	61
49	626	58
171	634	59
173	660	61
177b	1,426	133



LOWER GROUND FLOOR LEVEL

UNIT	SQ FT	SQ M
29-30	1,795	167
31	871	81
151	860	80
153	448	42
155	494	46
161	1,900	177
165	927	86



Investment by



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