

To Let



Newcastle-Upon-Tyne

Unit C, Bellway Industrial Estate, Benton, NE12 9SR

Ground Floor: 23,078 sq ft (2,145 sq m)

Rent on Application / Freehold may be Considered

Food Store Unit / Redevelopment Opportunity

Location & Description:

- Situated fronting the A191 Whitley Road, the subject premises are located on Bellway Industrial Estate with excellent roadside prominence. The A191 provides a main link between the A19/Cobalt Park/Silverlink to the east, and the A1/ Kingston Park to the west.
- Whitley Road Retail Park is adjacent which is home to The Range, JD Gym and Starbucks Drive Thru. Asda Supermarket are located close by on the opposite side of the A191.
- The building is available to let as existing. Alternatively, consideration will be given to a demolition and new build. There are currently around 120 car parking spaces. The site totals approximately 2.3 acres.

Demise:

Ground Floor	23,078 sq ft (2,145 sq m)
Mezzanine Floor GIA	2,564 sq ft (238 sq m)
First Floor GIA	1,035 sq ft (96 sq m)
Hard surfaced unfenced land (1)	8,683 sq ft (807 sq m)
Hard surfaced unfenced land (2)	8,683 sq ft (2,750 sq m)

Rent:

Upon application. Alternatively, Freehold offers may be considered.

Planning Permission:

The premises were previously occupied by Mercedes Benz Bell Truck Sales. Planning permission has been secured for Food Store use planning reference 22/01191/FUL.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £113,000.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2024

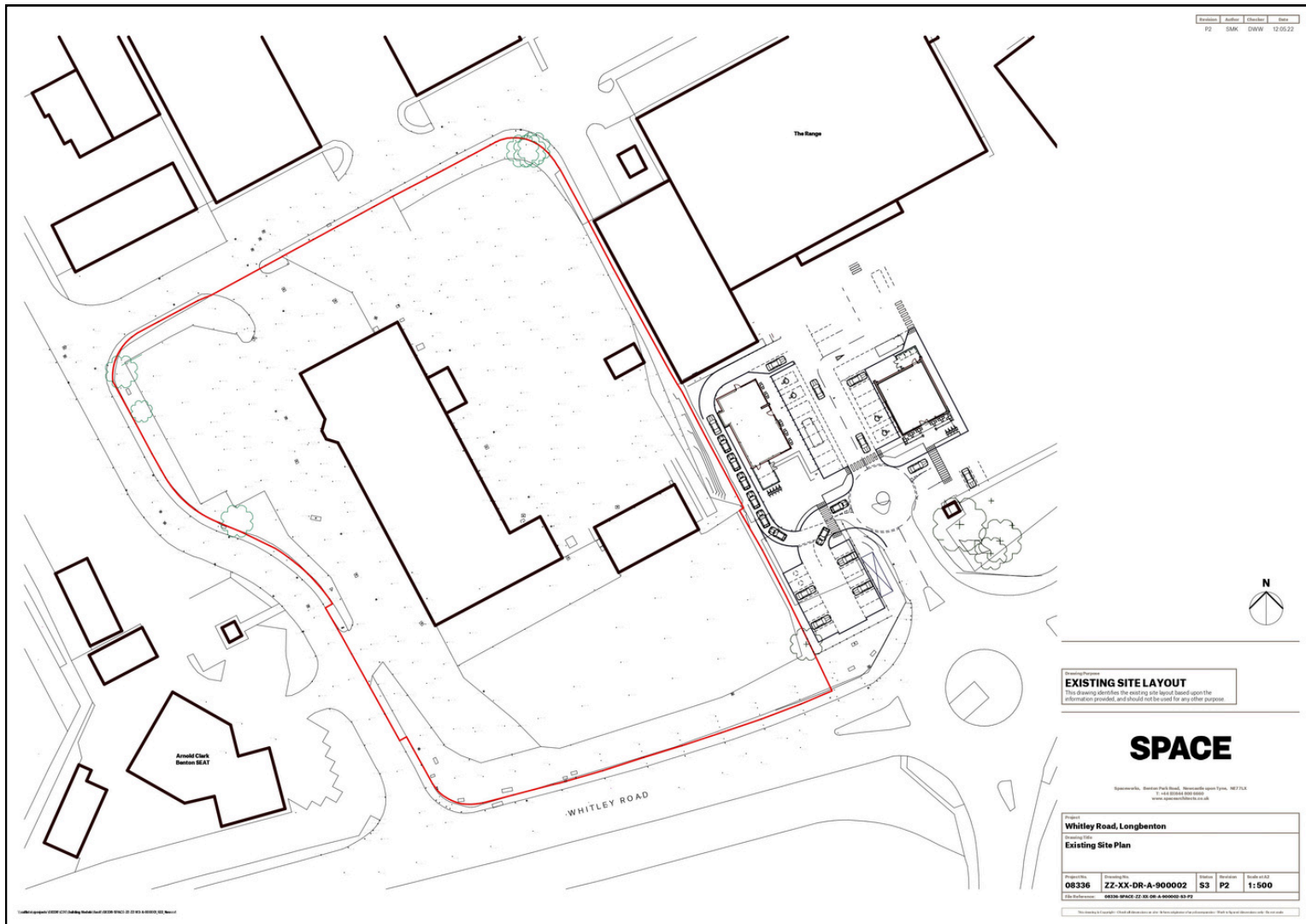
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Mark Proudlove

07808 479310

mark@barkerproudlove.co.uk



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