

**FOOD STORE UNIT / REDEVELOPMENT OPPORTUNITY**

Unit C Bellway Industrial Estate, Benton, Newcastle-upon-Tyne NE12 9SR

**Rent: On application****Ground Floor Area**

23,078 Sq ft / 2,145 Sq M

**TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)

**Location:**

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.

**Accommodation:**

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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor GIA	23078	2145
Mezzanine Floor GIA	2564	238
First Floor GIA	1035	96
Hard surfaced unfenced land (1)	8683	807
Hard surfaced unfenced land (2)	29590	2750

**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

**Business Rates:**

The premises currently has a rateable value of £113,000. For further details visit Gov.uk or contact the business rates department at the local authority.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

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

**Date Prepared:**

December 2023

Subject to Contract

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