



SHOP TO LET

177a Kirkwood Drive, Kenton Shopping Centre, Kenton, Newcastle upon Tyne, NE3 3BE

Electric roller shutter doors | Available now | Flexible lease terms | Rent £11,675 per annum

LOCATION

Kenton Retail is located within a densely populated suburb situated approximately 4½ miles north east of Newcastle City centre and 1 mile from the A1 western bypass.

The immediate vicinity is a densely populated residential area, close to a Sure Start Nursery School, Mountfield Primary School, Kenton Secondary School (one of the largest academy schools in the UK with circa 2,000 pupils).

Kenton Retail is also close to an NHS Medical Centre, Kenton Park Sports Centre, and a Helen McArdle Retirement Home.

POPULATION

Newcastle City has a population of circa 280,000 and the wards of Kenton and Fawdon (which serve the property) have a combined population of circa 30,000.

DESCRIPTION

The property comprises a ground floor shop on the upper level of the Shopping Centre. The shop features an aluminium frontage with the benefit of an electric roller shutter. The unit has plastered and painted walls and ceiling, surface mounted LED lighting and screeded floor.

The property has an open plan retail area with a w.c. to the rear. There is a door to the rear which provides access to a rear service yard.

ACCOMMODATION

The property has a net internal area of

62.70 sq m (675 sq ft)

The property has an ITZA of

43.39 sq m (467 sq ft)

LEASE TERMS

The property is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENT

The property is available to let at a rent of £11,675 per annum, exclusive of service charge and building insurance.

VAT

The property is registered for VAT therefore VAT is payable on the rent and all other charges.

RATEABLE VALUE

The property is entered into the 2023 Rating List with a rateable value of £10,250.

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable

LEGAL COSTS

Each party are to bear their own legal costs in connection with the preparation and execution of the lease.

VIEWING

Strictly by appointment with sole agents, youngsRPS.

Stephanie Dixon or Chris Pattinson on Tel: 0191 261 0300 e-mail: stephanie.dixon@youngsrps.com or chris.pattinson@youngsrps.com

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne, Tel: 0191 232 8520.

All figures quoted are exclusive of VAT where chargeable.

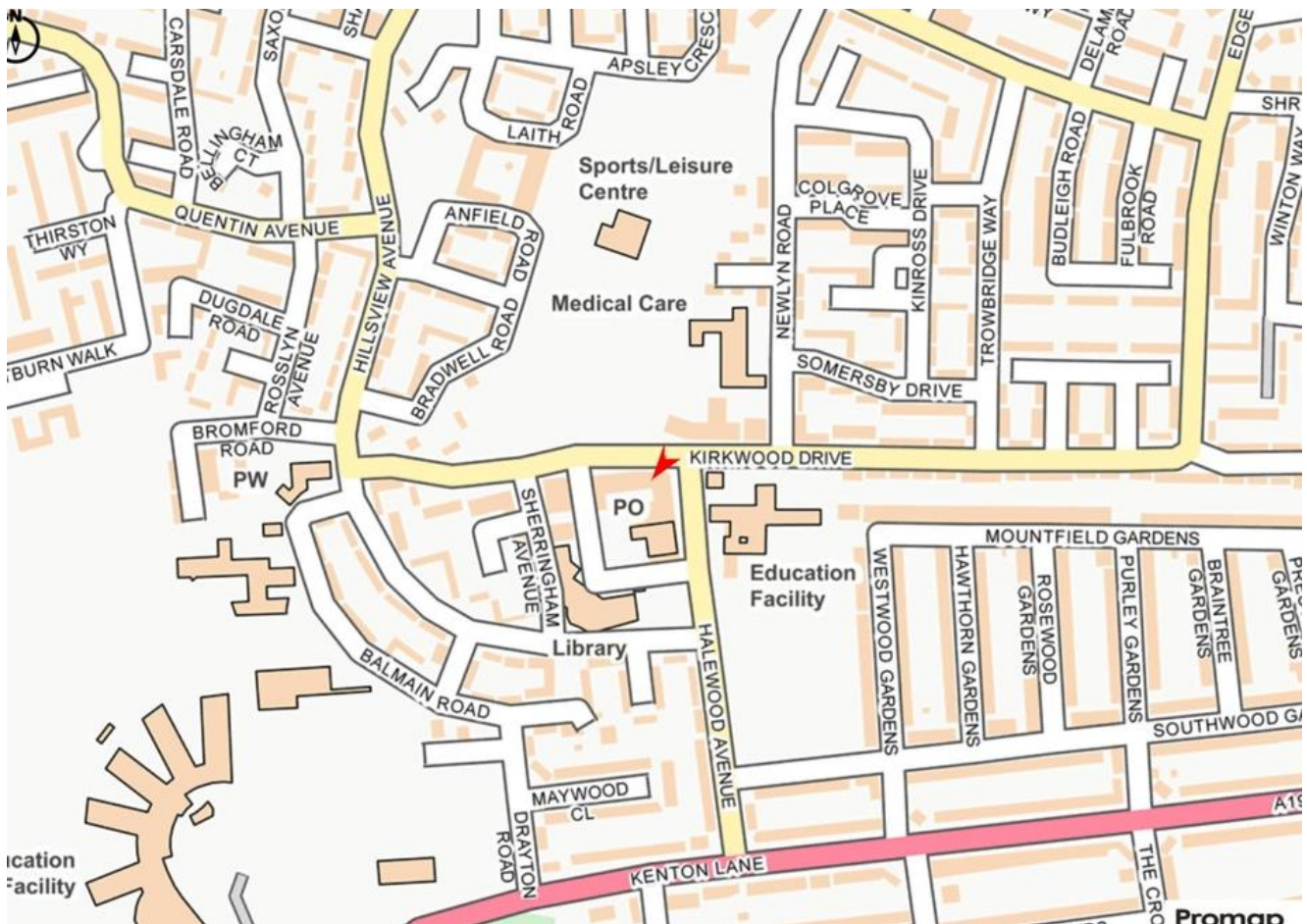
ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed for its EPC Rating.

A copy of the Energy Performance Certificate and Recommendation Report will be available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk





Particulars Prepared October 2025

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