

Available now

## TO LET: High-footfall Retail Unit

West Monkseaton Metro, Whitley Bay, NE25 9SU

Total size : 9.3 sq. m (100 sq. ft.)



**Former Coffee kiosk**

**Suitable for variety of uses**

(subject to consent)

**RENT : £4,000 pax**

**Retail Kiosk**

-Secure serving window.

-Ready for immediate occupation.

-Newly refurbished to high specification.

-Pedestrianised frontage in high-footfall station.

## Description

The subject property comprises a ground floor only retail unit positioned on the main concourse level of West Monkseaton Metro Station. The property is in the shape of a rectangle with a long façade. It is positioned prominently and close to the entrance/exit barriers of the station. The property is accessible through a large roller shutter door. The kiosk benefits from a catering window at the front for product display and the serving of customers.

**The unit is fitted to include the following;**

- Roller shutter
- Electricity
- Prominent frontage onto major Metro station
- LED lighting

## Accommodation

The accommodation provides the following net internal area:

Accommodation	Sq. m	Sq. ft.
Kiosk	9.3	100
<b>Total</b>	<b>9.3</b>	<b>100</b>



## Services and EPC

The property is connected to electricity with.

The EPC rating is being assessed.



## Terms

The unit is available to let for an agreed term at £4,000 rent per annum exclusive of VAT.

## Service Charge

An estate service charge will be recoverable from the occupier for upkeep and maintenance of the estate.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

## Contact Details, Viewing and Further Information

Viewing strictly by sole agents BNP Paribas Real Estate:



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Subject to Contract November 2023