

# UNIT 1, SILVERLINK LEISURE PARK WALLSEND NEWCASTLE UPON TYNE NE28 9NG



Prime restaurant unit with potential to acquire with existing fit out

**LEISURE**

**TO LET**

**3,282 SQ FT**

**(304.91 SQ M)**

- Prominent restaurant unit fronting Silverlink Retail Park
- Fully glazed frontage
- Potential to acquire with existing fit out
- Leisure Park anchored by Odeon cinema with restaurants Nandos, Frankie & Benny's and Pizza Hut

# UNIT 1, SILVERLINK LEISURE PARK, WALLSEND, NEWCASTLE UPON TYNE, NE28 9NG

## OVERVIEW

Available Size	3,282 sq ft
Rent	Rent on Application
Rateable Value	£103,000.00 (No rates payable until April 2021)
EPC Rating	Upon Enquiry

## DESCRIPTION

Silverlink Leisure Park comprises of a 42,000 sq ft nine-screen Odeon cinema and restaurants including Nandos, Frankie + Benny's (CVA category 1) and Pizza Hut (CVA category 2). The Subject Premises benefits from being located adjacent to the entrance of the Cinema and also prominently fronts Silverlink Retail Park.

## LOCATION

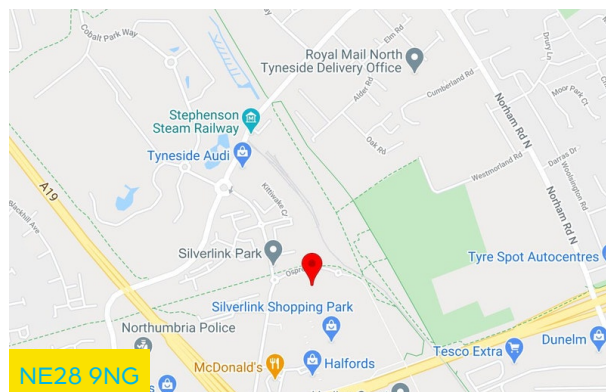
The scheme benefits from excellent communications links, located adjacent to the Coast Road (A1058) giving access to Newcastle upon Tyne town centre within a 25 minutes drive. The scheme also sits within a 15 minute drive from junction 79 of the A19, a route providing quick access to Edinburgh to the north and Gateshead, Washington and Middlesbrough to the south.

The Scheme benefits from a strong residential catchment with 74,000 residents living within a 10 minute drive.

## ACCOMMODATION

Ground floor restaurant unit with the following approximate areas:

Name	Sq ft	Sq m	Availability
Ground	3,282	304.91	Available
Total	3,282	304.91	



## VIEWING & FURTHER INFORMATION

### HENRY ELWESS

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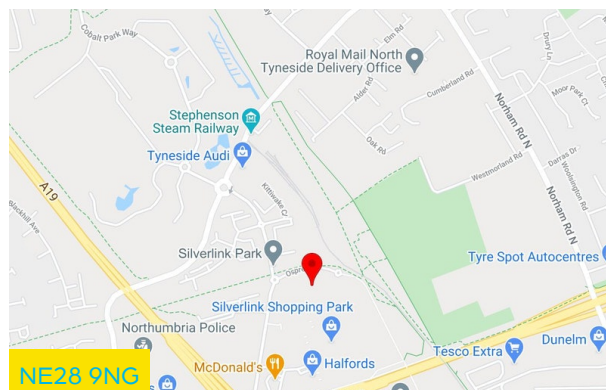
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### ALEX HOROWITZ

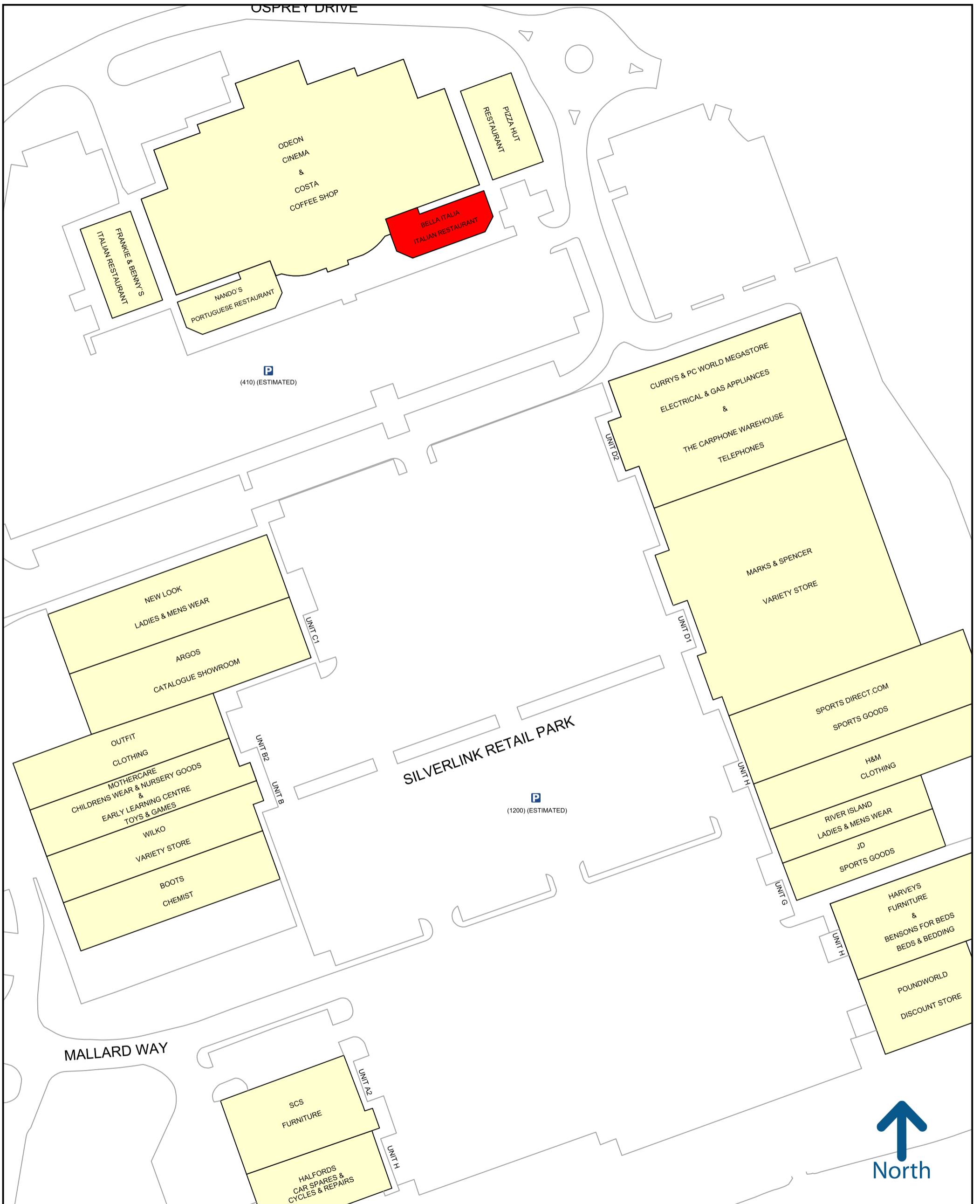
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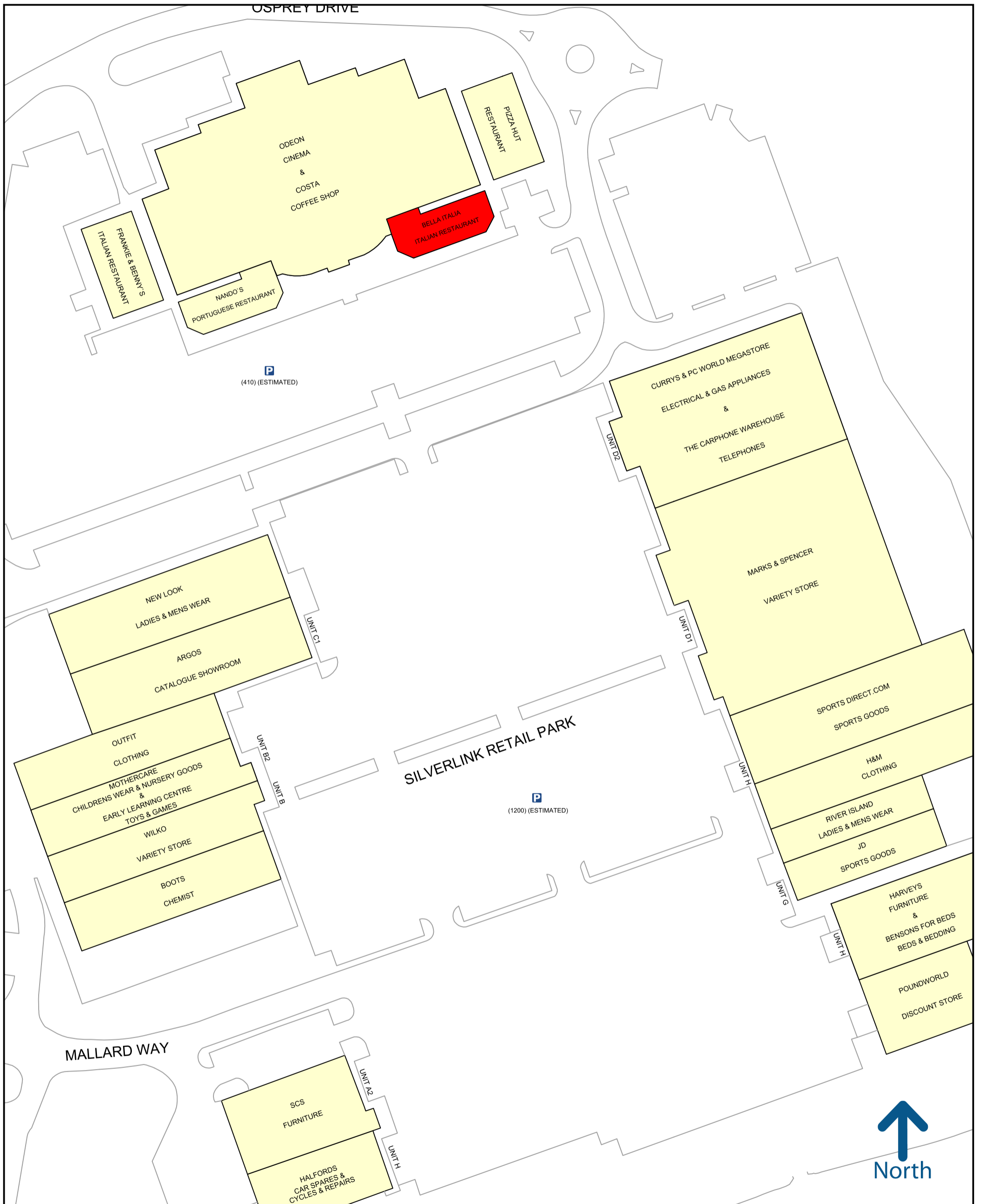
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Experian Goad Plan Created: 16/09/2020  
Created By: Montagu Evans





50 metres

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