

TO LET  
**RETAIL UNITS**

NEWLY REFURBISHED  
SHOPPING  
CENTRE

Station Road, Hebburn, NE31 1LF



**Sanderson  
Weatherall**

**MOUNTBATTEN**

**SHOPPING CENTRE**



# LOCATION

Hebburn Shopping Centre is situated in the heart of Hebburn Town Centre on the junction of Station Road and Victoria Road West. The property benefits from excellent public transport links with numerous bus routes through the immediate vicinity and the Hebburn Metro Station being situated just 200m from the subject property.

Hebburn is located approximately 4 miles South East of Newcastle upon Tyne and 3 miles East of Gateshead Town Centre. Hebburn, in real terms, is a suburb of the larger Newcastle/Gateshead conurbation. It is an area undergoing extensive regeneration and development. We understand that new housing developments will deliver over 1,128 houses in Hebburn. This is an established and popular retail location. Adjacent to the Shopping Centre on Station Road is a neighbourhood retail parade and next to the centre is an Asda convenience store and Post Office. An Aldi supermarket is to be developed opposite the centre and to the rear of the centre is the new £13m Hebburn Central Leisure Centre.

The Shopping Centre has the benefit of use of the free to use 100 space public car park to the rear.



# DESCRIPTION

The Mountbatten Shopping Centre has been named after the famous Lord Mountbatten, uncle of Prince Phillip, who commanded the famous Hebburn-built destroyer HMS Kelly during the Second World War.

The property comprises an external shopping centre with a parade of retail units known as St John's Precinct and St James' Mall. The centre has recently undergone an extensive refurbishment with over £200,000 being invested in improvements, including a full rebrand to create a pleasant shopping environment. The centre provides a one stop destination for consumers with a broad range of retailers including national and local operators. Current occupants include Greggs, Ladbrokes, Boots, Savers, Farm Foods, Subway, Coral and Heron.



# 16,492

Number of people in Hebburn



**0.1 MILES**

Hebburn Metro Station



**2 MILES**

A19 & Tyne Tunnel

**3 MILES**

A194 (links with A1(M))

## DEMOGRAPHICS

### HOUSING DEVELOPMENTS NEARBY

**334 houses to be built by Miller Homes**

**1.5 MILES**

Taylor Wimpey – 250 + houses

**1 MILE**

Bellway – 118 houses

**0.1 MILE**

Gleeson – 32 houses

**1 MILE**

Barratt Homes – 120 + houses

**0.4 MILES**

Persimmon – 274+ houses



# AVAILABILITY & TERMS

Units are available to let in a range of sizes, all of which offer flexible open plan space with ancillary areas to the first floor and benefit from servicing access to the rear and security roller shutters.

## Those available are as follows:

The units are available by way of new Full Repairing and Insuring leases.

The quoting rents are as follows and are subject to contract and other agreed terms.

Incentives are available.

UNIT	M <sup>2</sup>	FT <sup>2</sup>	RENT	RATEABLE VALUE	2017 RATING	EPC RATING
Unit 8, 15 St Johns Precinct	80.30	864	£10,500	£4,350	TBC	TBC
Unit 14a, 14a St Johns Precinct	126.16	1,358	TBC	TBC	TBC	TBC
Unit 14b, 14b St Johns Precinct	53.04	571	TBC	TBC	TBC	TBC
Unit 26, 3 St James Mall	72.87	793	TBC	£9,700	£9,600	TBC
Unit 27, 5 St James Mall	158.4	1,705	£15,000	£7,900	£10,000	D93
Unit 32a, 17 St James Mall	241.17	2,596	£16,750	£11,250	£14,250	D81
Unit 33, 19 St James Mall	385.82	4,153	£25,000	£13,500	TBC	E113
Unit 14, 22 St James Mall	115	1,238	£12,750	£7,300	£9,200	D97
Unit 13, 24 St James Mall	109.62	1,180	£12,750	£8,900	£8,900	D94
Unit 12, 26 St James Mall	112.78	1,214	£12,750	£7,300	£9,300	D87
Unit 10, 30 St James Mall	53.79	579	£10,000	TBC	TBC	D94
Unit 10a, 30a St James Mall	41.15	443	£7,000	£1,400	£1,200	G200

# LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

# VIEWING

Should you have any queries or would like to view the units then please contact Richard Rafique at Bradley Hall Chartered Surveyors, or Mark Convery at our joint agents Sanderson Weatherall.

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

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