

TO LET - SUBJECT TO VACANT POSSESSION

Unit 8 Kingston Park Tesco Newcastle



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

Kingston Park is a premier out of town retail destination situated within one of Newcastle's busiest suburban areas and with occupiers in the immediate vicinity including **M&S, TK Maxx, Boots, B&M, McDonald's, Screw Fix, Matalan** and **Next**.

The unit is located within the Tesco Extra at Kingston Park, a 155,000 sq ft flagship store. Other operators with in-shops including **Subway, Starbucks, Homefair Blinds, WYE, Tan-Tastic** and **Explore Learning**. The site benefits from a c.800 - space surface car park.

Accommodation

The premises are arranged over ground floor only. Approximate net internal areas are:

Ground Floor:	814 sq ft	75.6 sq m
---------------	-----------	-----------

Rent

£30,000 PAX

Tenure

The property is available to let on a new lease at terms to be agreed, subject to vacant possession

Service Charge

£2,442 for 2025/2026.

Rates

Rateable Value: £16,000
UBR 2025/26: £0.499
Rates Payable: £7,984

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Rating E

Legal Costs

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

Viewing & further information

Strictly by prior arrangement only with:

Adam Sanderson

adam.sanderson@savills.com
+44 (0) 7977 030 164

Hollie Cooper

hollie.cooper@savills.com
+44 (0) 7812 447 078





IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | February 2026

