





Summary

- Refurbished Business Unit
- Suitable for a Variety of Uses
- Rent: £11,238 per annum exclusive
- Flexible Terms Available
- Close Proximity to Central Station
- Subject to Contract

Description

The property comprises a fully refurbished self contained business unit with kitchen and WC facilities. The unit benefits from level concrete floor and new lighting and power sockets. The unit also has the benefit of glass frontage with double doors and an electric roller shutter.

The property is considered suitable for a variety of business uses including retail, office, studio, workshop and storage space. All interested parties are advised to obtain advice from Newcastle City Council regarding planning approvals that may be required for the intended use.

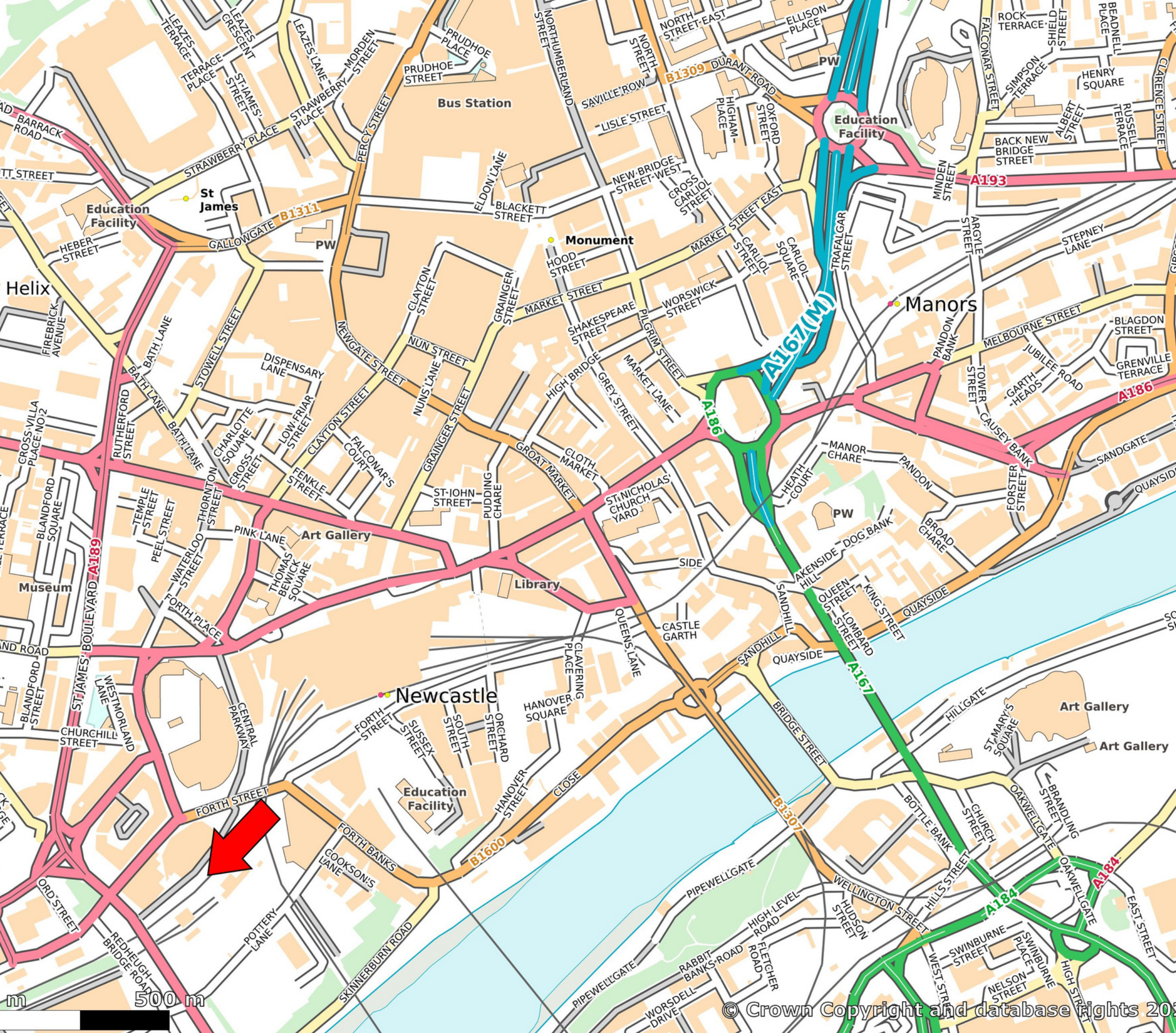
Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor	109.90	1,183
Total	109.90	1,183

Asking Rent

£11,238 per annum (£9.50 per sq ft) exclusive of VAT.



Location

The property is located within Forth Banks which comprises a number of small retail/storage units. The Estate is easily accessed from Forth Street which is one of Newcastle's main transport routes in and out of the city. The property is situated in close proximity to Newcastle Central Station which has been the subject of recent significant investment extending the external and public realm areas with a programme of pedestrianisation in order to create a sense of arrival and a true gateway to the city centre. There are a variety of commercial uses in close proximity including Forth Banks Police Station, The Crowne Plaza Hotel, Centre For Life and a number of Grade A office buildings.

Lease Terms

The premises are available to let by way of a new Full Repairing and Insuring lease for a term of 3 years, subject to contract. All agreements will be granted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II.

Services

We understand the property benefits from electric and water services, however, we recommend that any interested party carries out their own investigations with regards to this matter.

Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of Band D (85). A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:-

Rateable Value £9,300

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

Insurance

Landlord will insure the building and recover the premium from the tenant upon demand. Insurance premium to be confirmed.

Tenant is responsible for obtaining their own contents insurance.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction in connection with this property.

Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT
FOR FURTHER INFORMATION PLEASE CONTACT:**



**Sanderson
Weatherall**

Sanderson Weatherall LLP

Central Square South, Orchard Street,
Newcastle upon Tyne NE1 3AZ

Mark Convery

07525 872 141

mark.convery@sw.co.uk

Amy Lamming

07561 710 960

amy.lamming@sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

December 2024