



TO LET

CITY CENTRE RETAIL/OFFICE UNIT

ARCH 11, FORTH STREET, NEWCASTLE UPON TYNE NE1 3NZ

**SW**  
Sanderson  
Weatherall

## Description

The subject property offers a contemporary business unit benefitting from a double glazed aluminium framed shop frontage facing directly onto Forth Street, internal electric roller shutter, strip lighting, hot water heater and WC facilities. The property is comprised over ground floor & mezzanine and sits within the parade of arches and opposite The Telegraph Pub, Student Accommodation, Genting Casino and Roomz Aparthotel which benefit from consistent passing trade / footfall daily. Central Square North & South offices are situated on Orchard Street housing a number of high-profile companies that have large workforces which increases trade significantly in this location. The unit has also recently been fully refurbished to an excellent standard.

## Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor Areas:

**Ground Floor: 63.17 sq m (680 sq ft)**

## Asking Rent & Tenancy Agreement

£15,500 per annum exclusive of VAT with terms to be agreed, subject to contract.

Available on The Arch Company's standard tenancy agreement, typically 3 or 6 years subject to negotiation. All agreements will be granted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends that any tenant seeks professional advice before signing a business tenancy agreement. Other agreement types may be available.



## Location

The property is situated on Forth Street only a short 2 minute walk from Central Station which has been the subject of 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 Grade A office accommodation, bars & restaurants and retail establishments. Nearby occupiers include The Boiler Shop, The Pattern Shop, Sleeperz Hotel, Tokyo Bar, Nandos, Manhattan amongst numerous other national and local operators.

## Service Charge

There is currently no service charge attached to this property, however, this may be subject to change.

## Use/Planning

The property has consent for Sui Generis under the Town & Country Planning Use Classes Order as amended 1 September 2020.

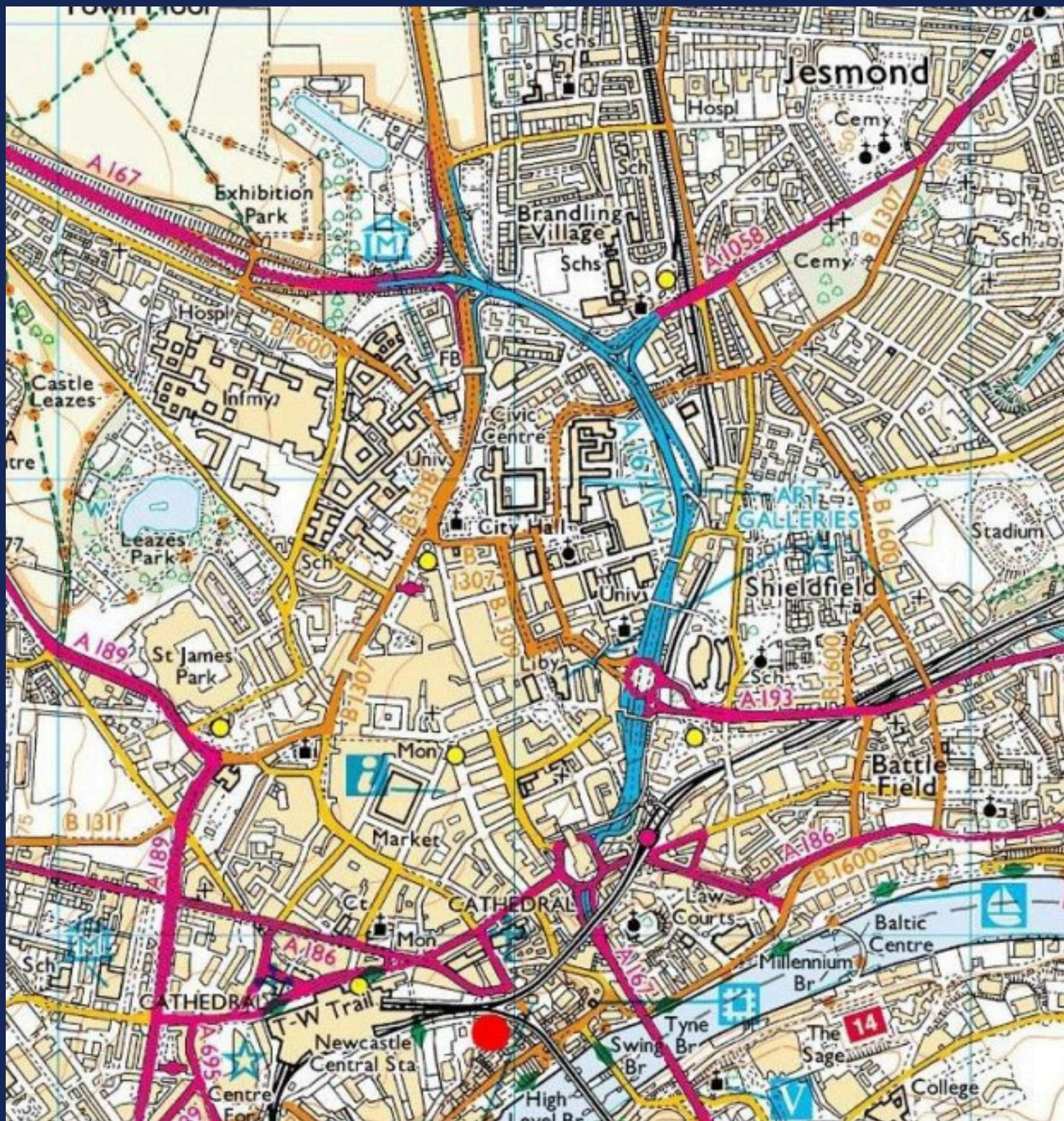
Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority, Newcastle City Council.

## Services

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

## Energy Performance Certificate

An EPC has been commissioned and will be available upon request in due course.



## Business Rates

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

Rateable Value: £13,500

Rates Payable: £6,736.50 (Estimated)

Any prospective tenant should qualify for Small Business Rates Relief, however, we recommend that any interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

## Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium is currently assessed at £120.

The tenant will be 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 purchaser.

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Tenant to contribute £595.00 + VAT towards the documentation and administration of any tenancy agreement.





# Contact

For further information or to arrange a viewing please contact the sole agents:

## Mark Convery



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