Sanderson Weatherall

To Let

City Centre Retail / Office Unit

1,352 sq ft (125.63 sq m)

Arches 13 & 14
Forth Street
Newcastle upon Tyne
NE1 3PJ

Certified B Corporation



Key points

- Retail / Office Unit
- Size: 1,352 sq ft (125.63 sq m)
- Asking Rent: £20,000 per annum
- Subject to Contract



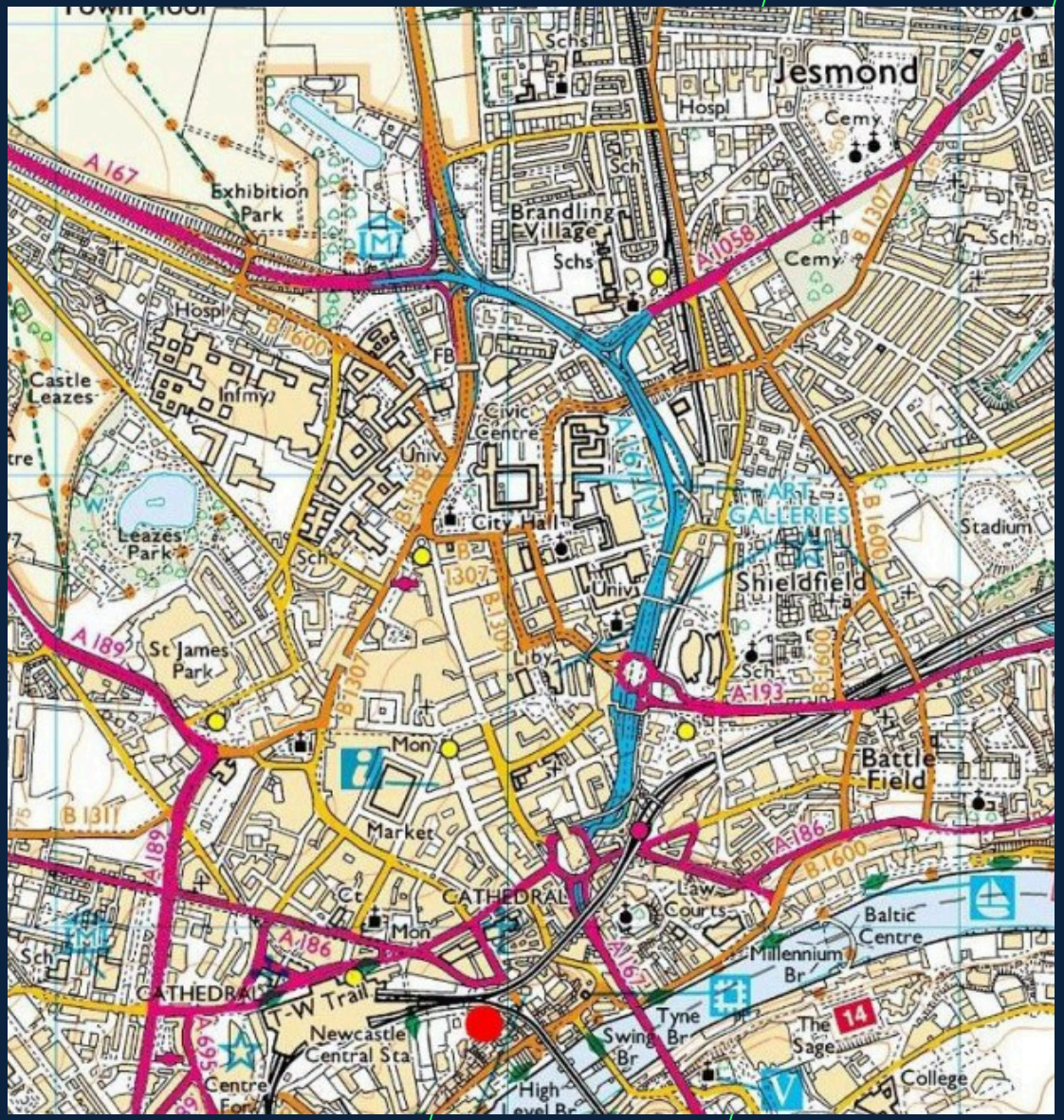
Description

Contemporary recently refurbished double fronted unit comprised over two floor plates. The unit benefits from double glazed shop frontage with excellent visibility facing directly onto Forth Street, internal electric roller shutters for additional security, level concrete floor, WC facilities with hot water heater and new LED lighting throughout. As part of the refurbishment, a heating and cooling air conditioning system has been installed. Arches 13 & 14 have been amalgamated to form one double unit which would be suitable to accommodate majority of operator requirements.

Occupiers in the nearby vicinity include Telegraph Pub, Sorcerer Café, Cavavin, Roomz Hotel, Four Points Flex Hotel, Grosvenor Casino, French Quarter amongst numerous others. Central Square North / South Grade A office buildings sit approximately 200 yards away from the subject property which houses national firms with well in excess of 1,000 staff members.

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, Four Points Hotel, Tokyo Bar, Nandos, Manhattan amongst numerous other national and local operators.



Accommodation

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

Description	sq m	sq ft
Ground Floor	65.39	703
Mezzanine	60.24	648
Total	**125.63**	**1,352**

EPC

The property has an energy asset rating of Band C (54). A full copy of the EPC can be obtained via the following link:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Asking Rent & Lease Terrms

£20,000 per annum exclusive of VAT with terms to be agreed, subject to contract.

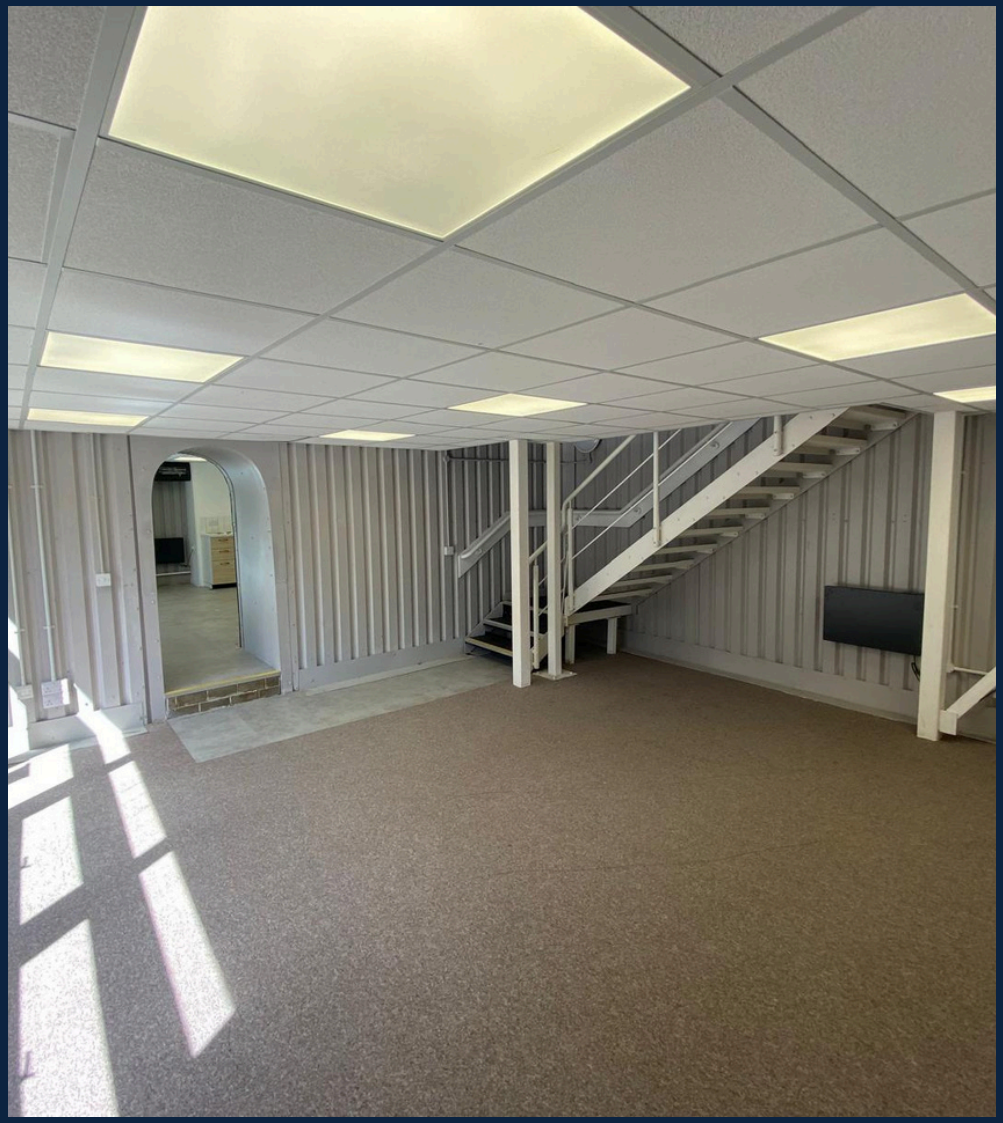
Available on The Arch Company's standard tenancy agreement, typically 3 or 6 years subject to negotiation. All agreements will be granted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends that any tenant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

Business Rates

With effect from 1 April 2026 we understand that the property is assessed for rating purposes as follows:

Rateable Value: £23,000

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.





Use / Planning

The property has consent for E Use Class 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.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium is currently assessed at £239.51 per annum.

The tenant will be responsible for obtaining their own contents insurance.

Service Charge

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

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.

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

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

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Viewings

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

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 LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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