





Summary

- Refurbished Business Unit
- Suitable for a Variety of Uses
- Rent: £11,296 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.

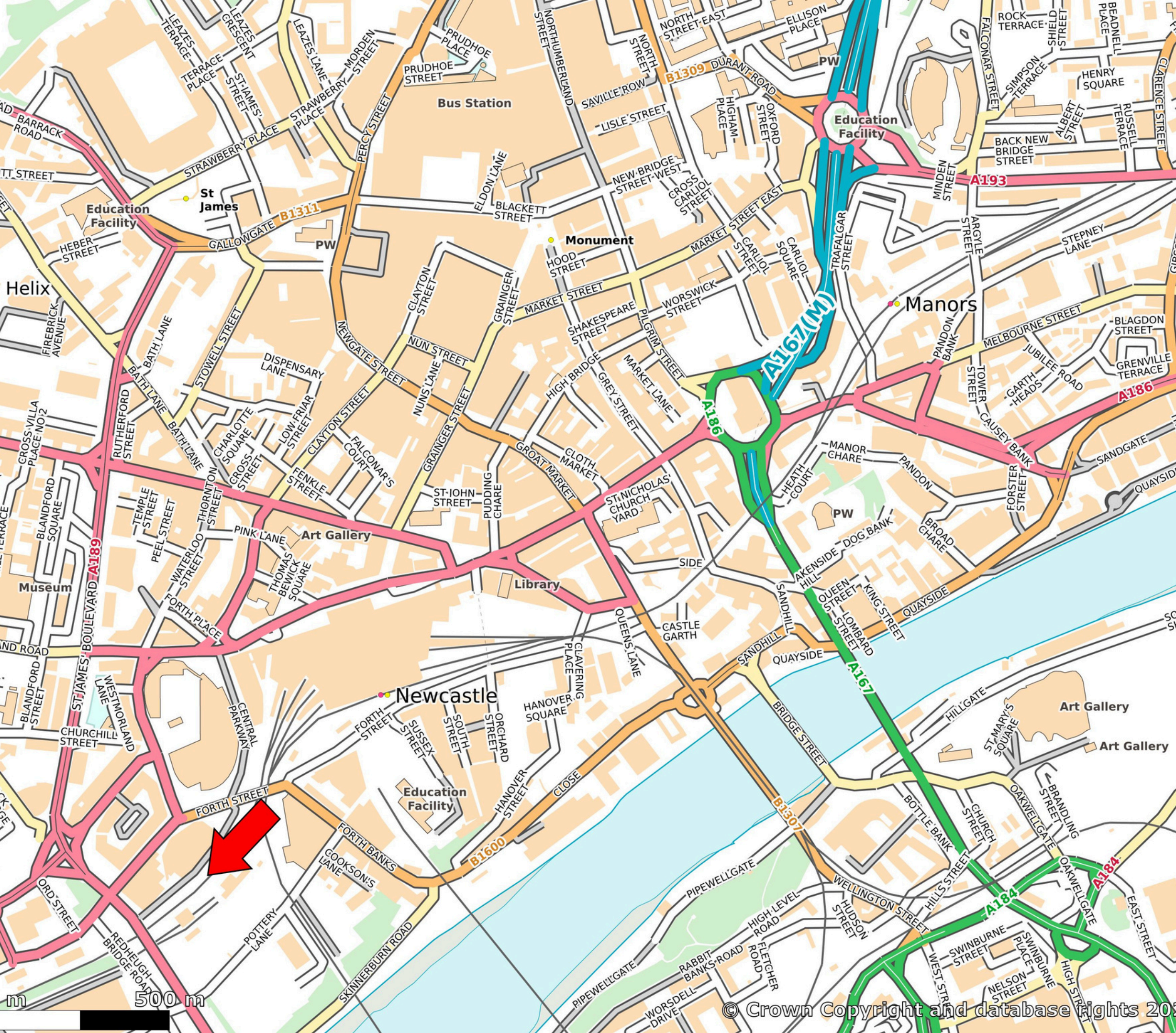
Accommodation

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

Description	sq m	sq ft
Ground Floor	110.50	1,189
Total	110.50	1,189

Asking Rent

£11,296 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)

A full copy of the EPC is available upon request.



Business Rates

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

Rateable Value £8,600

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

Insurance

The tenant is to pay an approximate sum of £269.00 per annum in respect of a contribution to the insurance.

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

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:



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Weatherall

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