



Station Road North, Newcastle upon Tyne, NE12 7AR
£150 Per Week

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First and Second Floor self-contained premises, located on Station Road North in Forest Hall.

MATERIAL INFORMATION

Free Parking to the front of the property.
EPC 'D'

Rateable value £6500

A new Fully Repairing and Insuring lease subject to a minimum of 3 years First and Second Floor within an end terraced, brick built, three storey building

LOCATION

Forest Hall is a busy suburban area, approximately 5 miles to the east of Newcastle City Centre.

Station Road North is the area's "High Street" with a mix of local and national retailers serving the surrounding residential suburbs. The area has recently been re-landscaped by the Local Authority and there is good on street car parking. Benton Metro station is within walking distance

DESCRIPTION

The premises comprise accommodation over two floors and are accessed via a private walkway to the rear of the property.

They have previously been used for a beauty treatment business and offices but would be suitable for a wide range of other uses if required.

Internally, there is a large reception and waiting area, offices, treatment rooms and toilet and kitchen facilities.

ACCOMODATION

First Floor 705 sq.ft (65 sq.m)
(Reception area, five offices/treatment rooms and kitchen)

Two Toilets

Second Floor 423 sq.ft (39 sq.m)
(Two offices and store room)

TENURE

The premises are available on a new lease for a term to be agreed, subject to a minimum term of 3 years.

The lease would be on effectively tenant full repairing and insuring terms.

RENT

£150 per week exclusive payable monthly in advance.

BUSINESS RATES

Rateable value £6,500

The premises would qualify for 100% Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating 'D' (88)

VIEWING

Strictly by appointment with RA Jackson & Son LLP 01912571253 or joint agents Rod Bennett Commercial Property Consultants .

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

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Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	