

TO LET



Sanderson
Weatherall



THE FORGE



RETAIL UNIT - FLEXIBLE LEASE TERMS AVAILABLE

The Forge, Forth Banks, Newcastle upon Tyne NE1 3AA



Key Points

- **Flexible Lease Terms Available**
- **Asking Rent £29,950 per annum exclusive**
- **283 apartments on upper parts with 500+ residents**
- **Popular residential and office location for young professionals**
- **Effective Full Repairing and Insuring terms**
- **Subject to Contract**

Location

Newcastle upon Tyne is located in the Northeast of England and has an urban area population of some 190,000 persons. Newcastle is principally accessed via the A1, A19 and A69. Newcastle Airport, 7 miles northwest of the City Centre, provides international and domestic services. Sunderland is located 14 miles to the southeast, South Shields 14 miles to the east and Carlisle 58 miles to the west.

The subject property is situated on Forth Banks in Newcastle City Centre. The location can be classified as a secondary retail pitch within the city centre and sits directly opposite the newly developed Stephenson Quarter / Crown Plaza Hotel. The location provides a mix of retail, office, leisure and residential accommodation and benefits from excellent transport links being only a short walking distance away from Newcastle Central Station.

The subject property forms part of The Forge residential development which completed back in 2019 and accommodates circa 283 purpose-built apartments with a large proportion of residents being from international backgrounds. The Forge offers high spec facilities throughout and provides 24-hour on-site concierge service, private gym and landscaped courtyard. Adjacent and nearby occupiers include Mantra Thai Restaurant, Sachin's Indian Restaurant, West One Office complex, Northumbria Police Station and The Stephenson Quarter amongst numerous others.





Description

The property provides a well configured retail sales area with solid concrete flooring throughout, floor to ceiling glazed frontage providing copious amounts of natural light to enter internally. The unit is currently in shell specification awaiting tenant fit out works. Both stepped and ramp access is available complying with DDA regulations. The Forge often hosts several events throughout the course of each year which a suitable operator could benefit greatly from along with the circa 500+ residents on the upper floor apartments which are 99% occupied. Parking is also readily available 24/7 at The Stephenson Quarter car park situated directly opposite providing circa 360 spaces.

The landlord will consider carve out options dependent upon occupier requirements.

Accommodation

We understand that the property comprises the following approximate net internal floor areas:-

Description	sq m	sq ft
Ground Floor Area (Vacant Unit)	269.50	2,901
Total	269.50	2,901

Lease Terms/Asking Rent

The premises are available to let by way of a new Effective Full Repairing and Insuring lease for a term of years to be agreed at a rent of £29,950 per annum exclusive of VAT, subject to contract.



Business Rates

The property is yet to be assessed by the Valuation Office Agency (VOA) for rating purposes. We would therefore recommend that any interested parties make contact with the Local Rating Authority, Newcastle City Council with regard to this matter.

Permitted Use

The property has consent for any use within Use Class E of the Town and Country Planning (Use Classes) Order as amended 2020. Alternative uses may be considered subject to obtaining the necessary planning consent.

Service Charge

As the property forms part of The Forge an annual service charge is applicable on the unit for the general maintenance, cleaning and repair of communal and external areas throughout.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band B (46). A full copy of the EPC is available upon request.

Anti Money Laundering

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

Insurance

Landlord to insure the building and recover premium from Tenant upon demand. Tenant is responsible for obtaining their own contents insurance.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

Further Information

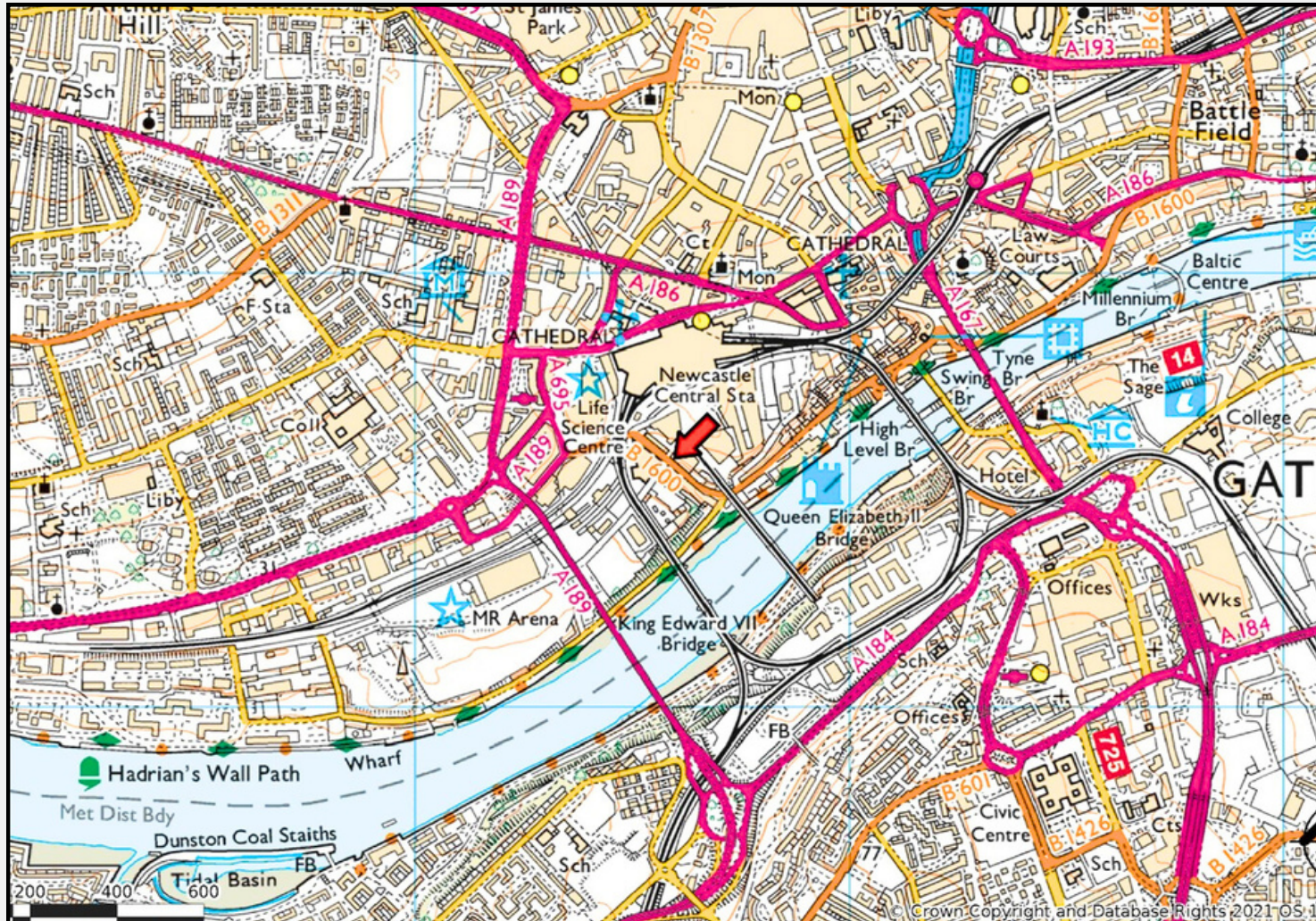
Strictly by prior appointment with the agents:

Mark Convery
07525 872 141
mark.convery@sw.co.uk

or

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

Sanderson Weatherall
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ



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

March 2024
212044

SW
Sanderson
Weatherall