



Sanderson
Weatherall

TO LET

CITY CENTRE RETAIL/WORKSHOP

Arch 20, Forth Banks, Newcastle upon Tyne NE1 3PG



Key Points

- **Refurbished Business Unit**
- **Suitable for a Variety of Uses**
- **Rent: £11,571 per annum exclusive**
- **Flexible Terms Available**
- **Close Proximity to Central Station**
- **Subject to Contract**

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.

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.



Description

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 net internal floor areas:

Description	sq m	sq ft
Ground Floor Retail Unit	113.12	1,218

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.

Asking Rent

£11,571 per annum (£9.50 per sq ft) exclusive of VAT.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

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,



Rateable Value

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

Rateable Value £9,100

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

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction in connection with this property.

Energy Performance Certificate (EPC)

The property benefits from an Energy Performance Asset Rating of Band D (85).

A full copy of the EPC is available upon request.

Insurance

The tenant is to pay an approximate sum of £322.80 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 of funding will be required from the successful purchaser.

Further Information

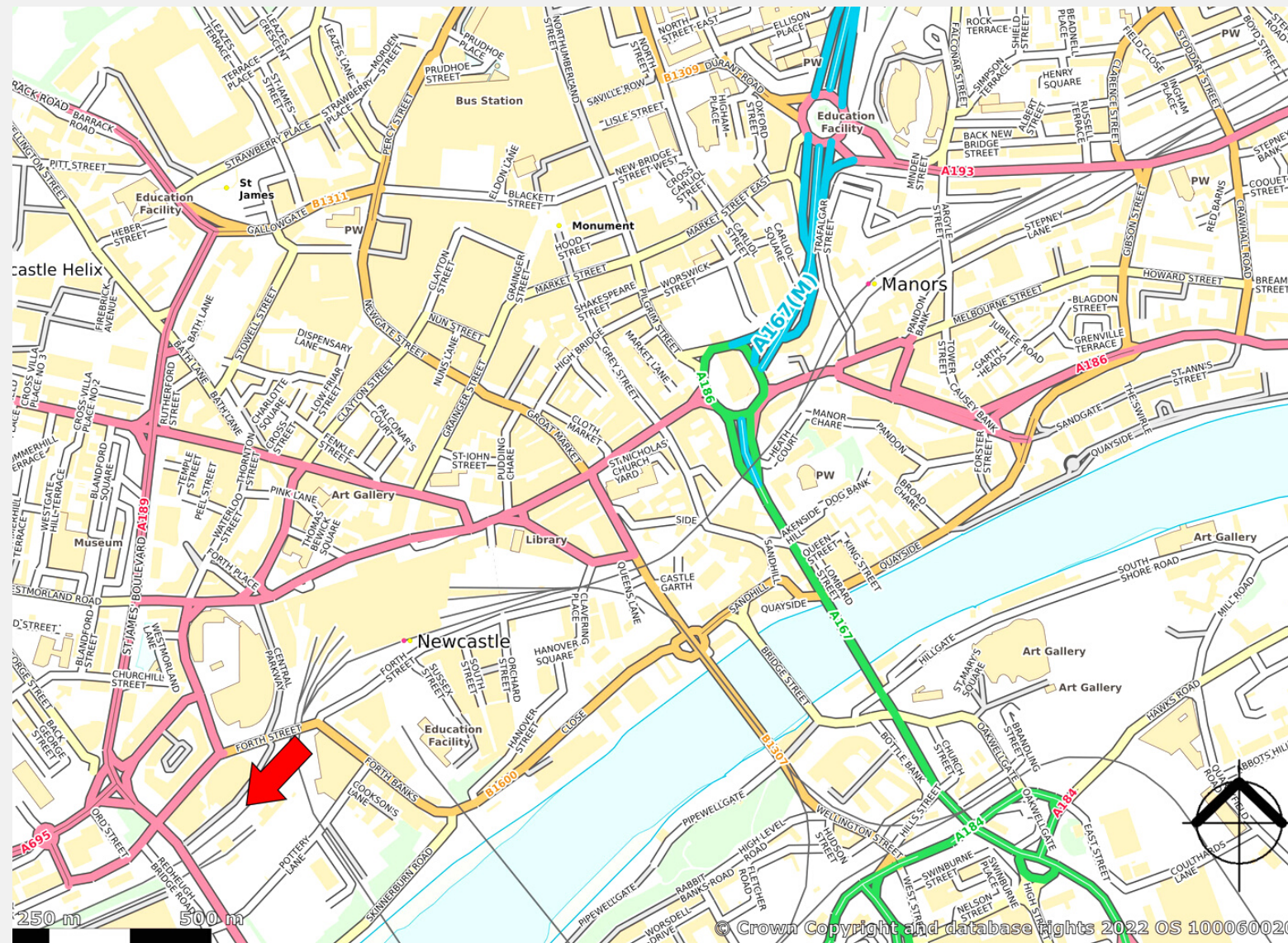
Strictly by prior appointment with the agents:

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