



4 Cherwell Square, Forest Hall, Newcastle upon Tyne NE12 7PR

- Ground Floor Commercial Unit
- Floor Area circa 125.7 sq. ft (11.68 sq. m.)
- Recently Been Fully Refurbished
- Suitable for a Variety of Uses
- Designated Parking
- Rent Includes Electric, Water, Rates & Building Insurance

Rent: £5,700 per annum

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Location

The unit is located on Cherwell Square just off Balliol Avenue, ½ mile from Forest Hall main shopping parade. Forest Hall has a dense residential population circa 5 miles North East of Newcastle City Centre.

Description

We are pleased to present this newly refurbished, self-contained ground floor commercial unit available for let. The unit offers a total area of 125.7 sq. ft (11.68 sq. m), comprising an open-plan space and a small W.C. facility. Recently undergoing a full refurbishment, the unit is well-suited to a variety of uses, subject to the appropriate use class. Additionally, the property benefits from private parking to the rear.

Floor Area

125.7 sq. ft (11.68 sq. m.)

Rent

£5,700 per annum (The rent includes electric, water, rates & building insurance).

Deposit & Fees

The ingoing tenants is to pay £1,000 deposit & £1,000 plus vat (£1,200 inc vat) for preparation of lease etc.

Tenure

Leasehold - A new lease is available, terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £3,850

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

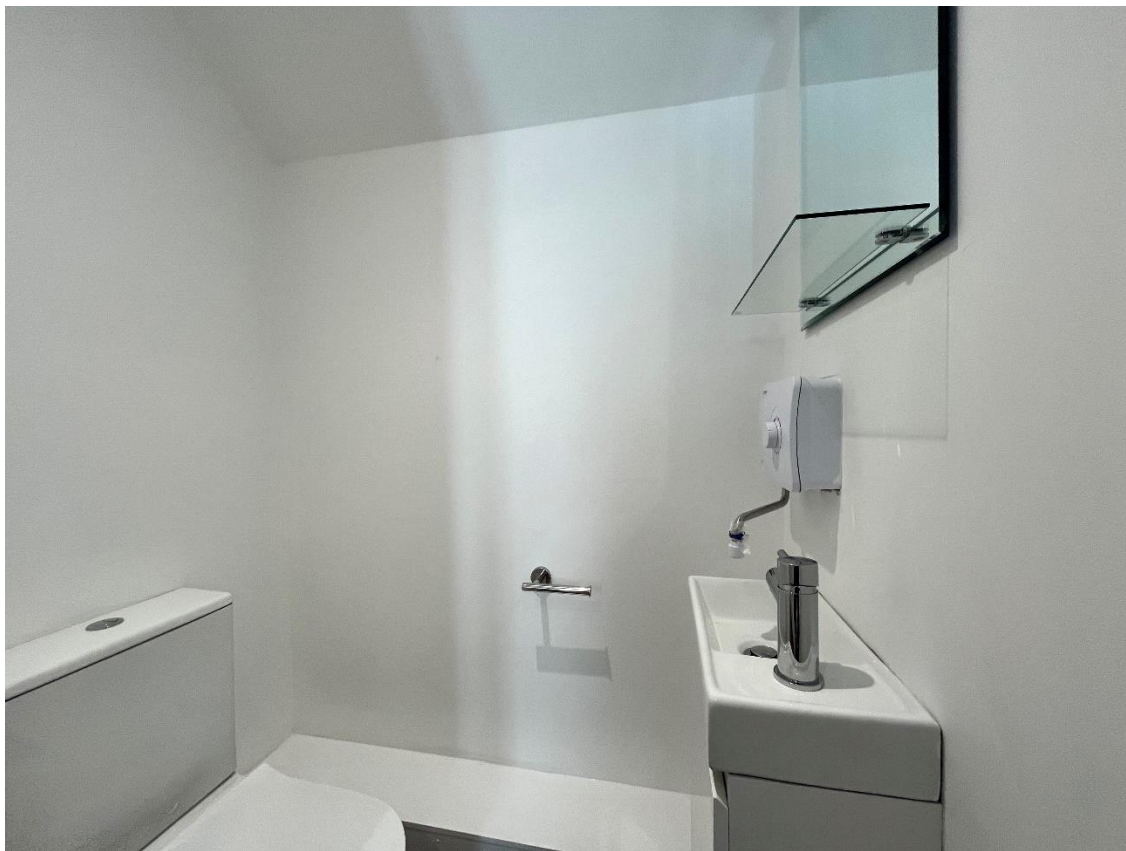
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Prepared: 17th March 2025



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