



11 Station Road North, Forest Hall, North Tyneside NE12 7AR

- Three Storey Retail Unit
- Floor Area circa 137 sq. m. (1,483 sq. ft.)
- Planning Permission to Convert to Restaurant & New Shop Front
- Rent Free Incentives Available
- Designated Parking Bays to Rear
- Suitable for a Variety of Uses (STPP)
- Prominent Main Road Position, Next to Sainsbury's, Greggs, Subway

Rent: £18,000 per annum

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Location

The property is located on Station Road North within the North Tyneside Suburb of Forest Hall. Station Road North is the main retail parade which includes Sainsbury's, Greggs, Boots, Subway, Nisa and Domino's as well as a variety of small independents. Forest Hall is circa five miles to the north east of Newcastle City Centre.

Description

We are delighted to offer to the rental market this three storey retail unit/office, located on the end of a retail parade. The ground floor is predominantly open plan with a stair well leading to the first floor consisting offices, kitchen and ladies/gents W.C facilities. There is a loft hatch in the kitchen leading to further storage space.

The property was formally tenanted by Barclays and would suit a variety of uses subject to correct use class.

Notice

There is no door currently to the front of the property this is in the process of being installed.

Floor Area	Sq. ft.	Sq. m.
Ground Floor	81.71	879.51
First Floor	56.07	603.53
Loft	N/A	N/A
Total	137.78	1,483.05

Parking

There are 3 designated parking bays to the rear of the property.

Tenure

Leasehold – A new FRI (full repairing and insuring) lease is available, terms and conditions to be agreed.

Rent

£18,000 per annum

Rateable Value

The 2025 Rating List entry is Rateable Value TBC

Costs

The ingoing tenant is responsible for the landlord's legal fees.

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Planning

Council: North Tyneside

Proposal: New shop front with associated signage, removal of side door and proposed new door to rear of property. New external ventilation cowl

Reference: 25/00414/FUL

Decision: Application Permitted

Decision Issued Date: Fri 23 May 2025

Council: North Tyneside

Proposal: New Fascia Sign

Reference: 25/00415/ADV

Decision: Application Permitted

Decision Issued Date: Tue 13 May 2025

Viewing

Strictly by appointment through this office.

Important Notice

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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

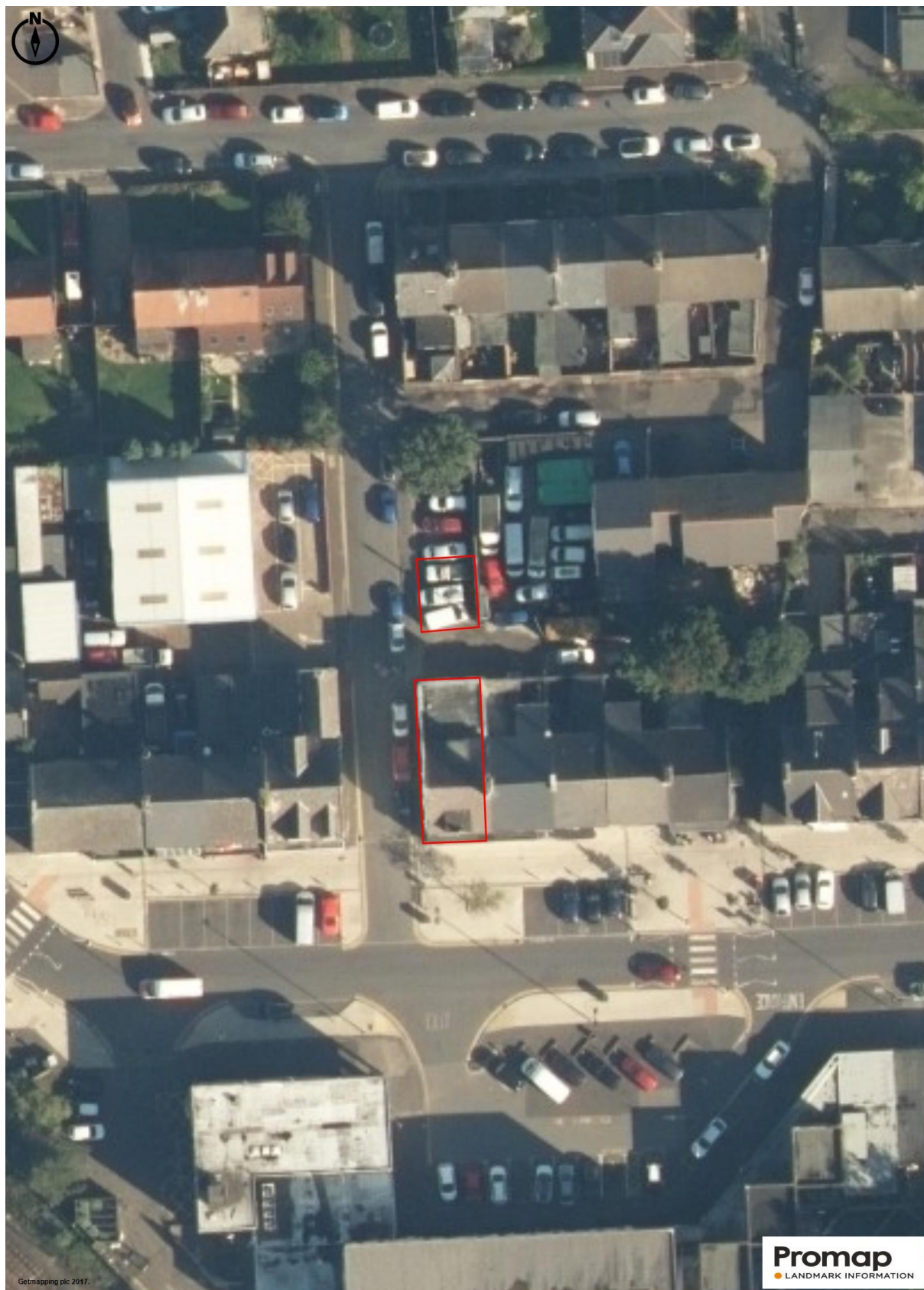
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Prepared 12th June 2025





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