



**FIRST FLOOR RETAIL UNIT
TO LET**

**43A STATION ROAD NORTH, FOREST HALL,
NEWCASTLE UPON TYNE, NE12 7AR**

- Upper floors commercial space
- Popular retail parade
- National occupiers nearby
- Free parking opposite
- Presented nicely throughout
- Suitable for a variety of uses

£12,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	131.18 m ² / 1,412 ft ²
Availability	Immediate Occupation
Rateable Value	£8,700
Service Charge(s)	Available upon request
EPC Rating	D(99)

KEY CONTACT(S)

Kristian Sorensen

☎ 07586 128 092

✉ kristiansorensen@georgefwhite.co.uk

Richard Johnson

☎ 07880 386 612

✉ richardjohnson@georgefwhite.co.uk

LOCATION

The unit is located in a parade of local neighbourhood shops in the residential suburb of Forest Hall, situated 4 miles northeast of Newcastle upon Tyne city centre. Forest Hall has good transport links to the A1 and A19, as well as the Tyne and Wear Metro system. The parade is a highly popular area with occupiers including Sainsbury's Local, Domino's, Greggs, Boots, Premier, and Heron, as well as many local retail and service providers.

DESCRIPTION

The premises offer first-floor commercial space, with direct access from Lansdowne Road and fronting onto Station Road North.

Previously used as a hair and beauty salon, the space comprises a large open-plan reception area with six stations and a backwash area, three separate treatment rooms, internal wc's, kitchen as well as storage facilities.

The unit currently operates under Class E use, making it suitable for a variety of end users.

ACCOMMODATION

The property includes the following gross internal areas:

Total	131.18 sq m	1,412 sq ft
--------------	--------------------	--------------------

TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £12,000 per annum (inclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
First Floor, 43a Station Road North, NE12 7AR	8,700

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///bring.stone.spend

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 tenant..

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of D(99).

VAT

All figures are exclusive of VAT where chargeable.

