



NEWNS WEBSTER
PROPERTY CONSULTANTS

Tel: 0113 433 0117

Web: newnswebster.com



WALLSEND

12 THE FORUM

LOCATION

WallSEND is located approximately 3 miles east of Newcastle upon Tyne with a population of circa 45,000 persons and excellent communication links via bus and the Metro into Newcastle City Centre.

The Forum Shopping Centre provides the main retail focus for the town with retailers in the scheme including **Home Bargains, Boots, Iceland, Hays Travel, Savers, The Works, Poundland, Card Factory, Costa** and **Specsavers**.

ACCOMMODATION

The unit has the following approximate areas :

Ground floor : 746 sq ft (69.30 sq m)
First floor : 311 sq ft (28.89 sq m)

RENT

On application.

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

The service charge for the period 25th March 2024 to 24th March 2025 is £4,135 plus VAT

BUSINESS RATES

Rateable Value : £13,500

Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E (114).

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own costs incurred in any transaction.

VAT

All prices/rents are quoted exclusive of VAT

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, potential tenants will be required to provide proof of identity once terms have been agreed.

VIEWING & FURTHER INFORMATION

Please contact Newns Webster on 0113 433 0117.

SUBJECT TO CONTRACT

Details prepared August 2024

Contact:

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