



2a Forest Hall Rd, Forest Hall, Newcastle upon Tyne NE12 9AJ

- Ground Floor Retail Unit / Offices
- Floor Area circa 527 sq. ft (49 sq. m.)
- Large Advertising/Display Board
- Well Presented Unit
- Suitable for a Variety of Uses
- Highly Visible with Excellent Passing Trade
- Amenities within Walking Distance

Rent: £8,750 per annum

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Location

The unit is situated on Forest Hall Road, the main auxiliary route through Forest Hall and so benefits from excellent passing trade. The unit is approximately 5.4 miles north east of Newcastle City Centre and around 2 miles west of the A19.

Description

A ground floor retail unit/office within an end terrace two storey property with pitched slate roof.

The unit being 527 sq. ft. (49 sq. m.) consists reception area, two open plan rooms, kitchen and W/C facilities. It is well maintained, and would suit a variety subject to the correct use class.

Rent

£8,750 per annum

Fees

The ingoing tenant is responsible for the landlord's legal fees of £1,000+vat (£1,200 inc vat)

Tenure

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

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £3,750

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

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I215

Prepared: 16th April 2025



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