



### UPPER FLOORS TO LET

35 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	156.74/ 1,687ft <sup>2</sup>
Availability	March 2024
Rateable Value	£7,200
Service Charge(s)	Available upon request
EPC Rating	Available upon request

### KEY CONTACT(S)

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LOCATION

The unit is located on a parade of local neighbourhood shops in the residential suburb of Forest Hall, situated 4 miles north east 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 Sainsburys' Local, Dominos, Greggs, Boots, Premier and Heron, whilst there are also many local retail and service providers.

DESCRIPTION

The premises offer two upper floors of commercial space accessed from a shared entrance onto Station Road North. The premises has last been used as a tattoo studio and thus has a number of clean and bright treatment rooms. There is a small staff kitchenette and WC facilities on the first floor. The unit currently operates from a Sui Generis use class as it is a tattoo studio but has permitted development to Use Class E (Commercial, Business and Service) and therefore could be suitable for a variety of end users.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	83.19	895
Second Floor	73.55	792
Total	156.74	1,687

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance certificate has been commissioned and will be available shortly.

TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £12,000 per annum (exclusive). 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	£
1st and 2nd Floors, 35 Station Road North, NE12 2AQ	£7,200

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound. Full business rates relief could be available for qualifying tenants.

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.

VAT

All figures are exclusive of VAT where chargeable.

