



NO VAT PAYABLE ON THE RENT

HIGH STREET PROPERTY / CLASS A2

41 Station Road North, Forest Hall, Newcastle upon Tyne NE12 7AR



Rent: £15,000 PA

Total Area

1,000 Sq ft / 93 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuiness

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Location:

The property is situated in Forest Hall, a popular suburb of Newcastle Upon Tyne located approximately 5 miles east of Newcastle City Centre.

The property fronts Station Road, adjacent to Betfred and Select Convenience Store.

Other notable occupiers on Station Road include Greggs, Boots Chemist, Sainsbury's Local and Subway.

Free parking is available along Station Road and on the surrounding residential streets.

Demise:	Sq Ft	Sq M
Total Ground Floor	1000	92.90

Rent:

£15,000 per annum exclusive.

Tenure:

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

Business Rates:

The premises currently has a rateable value of £7,300.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

No VAT is payable on the rent.

Date Prepared:

September 2020

Subject to Contract

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