

### Retail Unit To Let

REF: NE2017

26 Forest Hall Road, Forest Hall, North Tyneside NE12 9AL



- GIA main shop 540 sq.ft (50 sq.m).
- Main road position opposite bus stop.
- Suitable for a variety of uses.
- Popular location in busy terrace.
- Parking to the rear of the unit.
- PASSING RENT £9,000 per annum.



#### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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## Location

This mid terrace unit is located within a busy parade of shops and food outlets which serve the popular suburb of Forest Hall.

The immediate area comprises predominantly private housing, together with a mixture of sole trading business operators. There are a number of food outlets on this strip of Forest Hall Road and these include cafes and hot food takeaways.

The premises were most recently used as a dessert shop but would be suitable for a variety of uses, subject to any required consents.

This is a rare opportunity in this location and an early inspection is recommended.

## Description

The property comprises a mid-terrace ground floor retail unit forming part of a larger parade.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and has the following Gross Internal Areas;

### Ground Floor

**Retail Space**                      540 sq.ft. (50 sq.m.).  
**W.C.**

### External

**1x car parking space**

## Tenure

The premises are held by way of a 3 year FRI lease which expires 1st May 2025. The current rent is £750 pcm and the lease is available by way of an assignment.



## Business Rates

The premises are assessed as follows:

Rateable Value              £6,400

Rates free incentives are available.

## Services

Water and electricity is installed on site.

## EPC

Rating F.

## Legal Costs

The ingoing tenant will be expected to make a contribution to the landlord's reasonable legal costs in the assignment of the new lease.

## Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations, the Tenant will be required to provide two forms of identification and proof of the source of income.



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