



**13a Station Road North,
Forest Hall, Newcastle upon Tyne NE12 7AR**

- First Floor Office Suite
- Prominent Main Road Position
- Ample Parking
- Floor Area 634 sq. ft. (58.9 sq. m.)
- Well Presented
- New Flexible Lease Terms

Rent: £7,500 per annum

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Location

The property is located on Station Road North within the North Tyneside Suburb of Forest Hall. Station Road North is the main retail parade which includes Sainsbury's, Greggs, Boots, Subway, Nisa, Bet Fred and William Hill as well as a variety of small independents. Forest Hall is circa five miles to the north east of Newcastle City Centre.

The Premises

The property comprises a self-contained first floor office which forms part of a shopping parade. The unit is well presented with double glazing, strip lighting and electric wall mounted heaters.

The property comprises as follows:

Accommodation

Area	sq. m.	sq. ft.
First Floor		
Office	19.14	206.02
Office	20.16	217.0
Office	7.65	82.34
Kitchen	2.84	30.56
W/C	2.76	29.70
W/C	1.44	15.50
Store	1.0	10.76
Landing	3.91	42.08
Total	58.9	633.9

Tenure

Lease – A new lease is available, terms and conditions to be agreed.

Rent

£7,500 per annum

Costs

The incoming tenant is responsible for costs relating to preparation of the lease.

Parking

There is parking directly in front of the property.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £3,650

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.

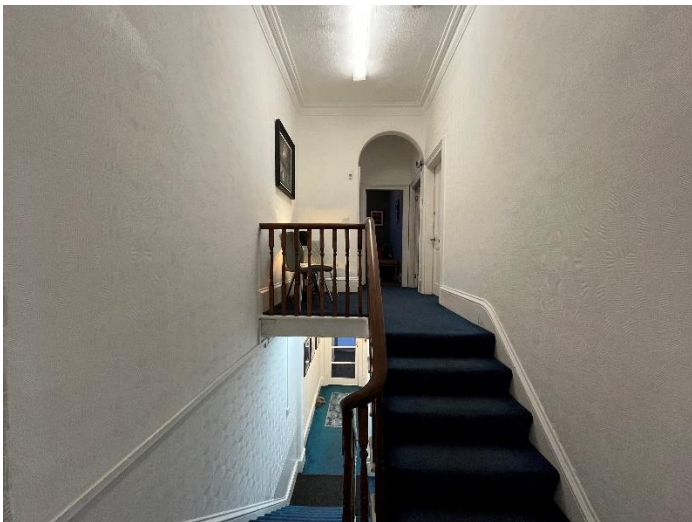
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared: 24th February 2025

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