



NEWNS WEBSTER
PROPERTY CONSULTANTS

Tel: 0113 433 0117

Web: newnswebster.com



LOCATION

Wallsend is located approximately 3 miles east of Newcastle upon Tyne with a population of circa 45,000 persons and excellent communication links via bus and the Metro into Newcastle City Centre.

The Forum Shopping Centre provides the main retail focus for the town with retailers in the scheme including **Home Bargains, Boots, Iceland, Hays Travel, Savers, The Works, Poundland, Card Factory, Costa and Specsavers.**

ACCOMMODATION

The unit has the following approximate area :

Ground floor : 877 sq ft (81.48 sq m)

RENT

On application.

TENURE

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

SERVICE CHARGE

The service charge for the period 25th March 2024 to 24th March 2025 is £4,555 plus VAT

WALLSEND

UNIT 9 THE FORUM SHOPPING CENTRE

BUSINESS RATES

Rateable Value : £14,750

Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be made available to interested parties.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own costs incurred in any transaction.

VAT

All prices/rents are quoted exclusive of VAT

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, potential tenants will be required to provide proof of identity once terms have been agreed.

VIEWING & FURTHER INFORMATION

Please contact Newns Webster on 0113 433 0117.

SUBJECT TO CONTRACT

Details prepared January 2025

Contact:

Jonathan Newns

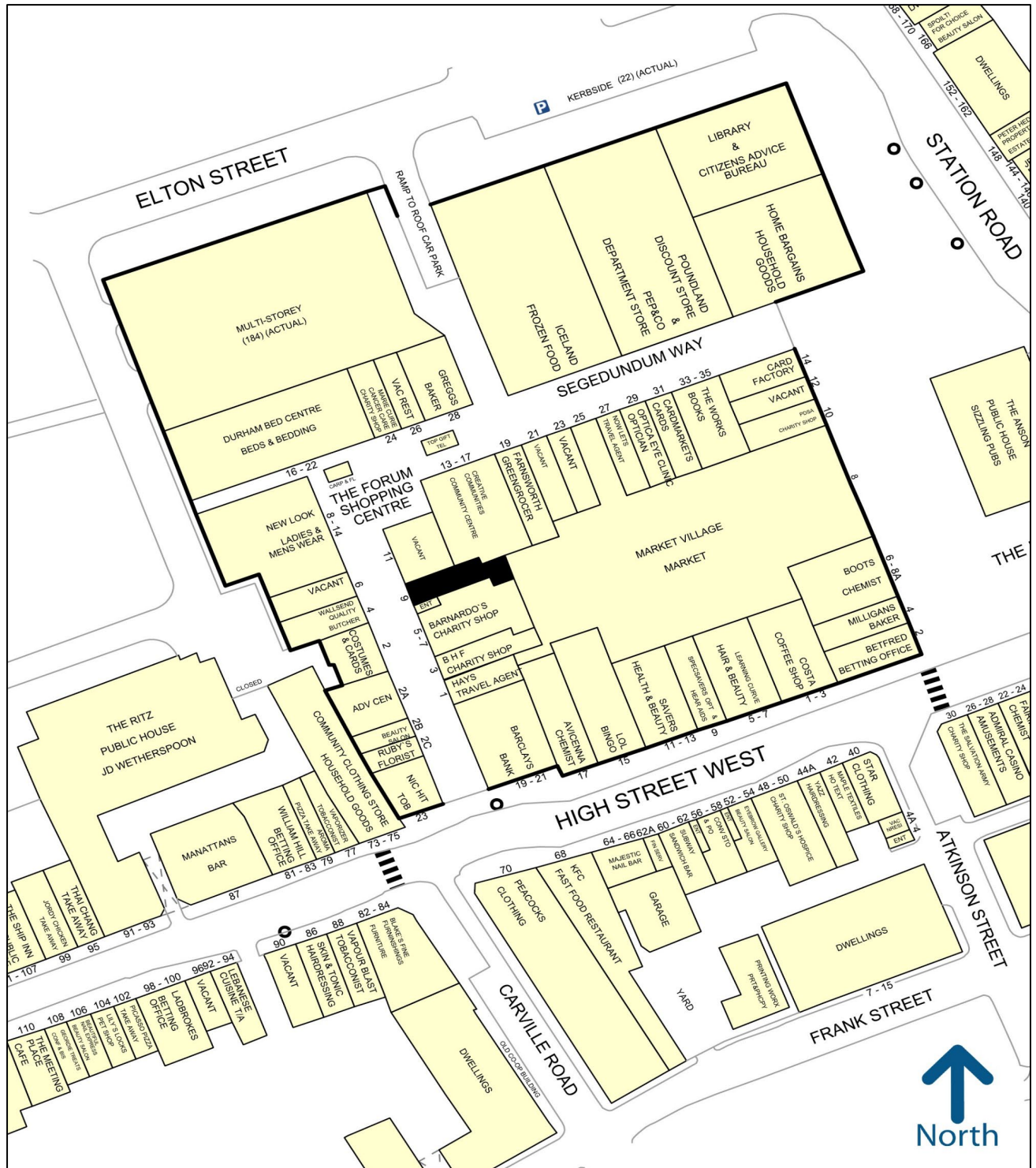
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