



## 11 West View, Forest Hall, Newcastle upon Tyne NE12 7JL

- First Floor Office Suite
- Open Plan
- Well Presented
- Floor Area 40 sq. m. (430 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available

**Rent: £6,000 per annum**

# COMMERCIAL

## Location

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

## The Property

The property comprises a self-contained first floor office which forms part of a small shopping parade. The unit is open plan with W/C facilities, it is very well presented with LED lighting and more.

## Tenure

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

## Rent

£6,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £2,900

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.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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.

**Ref: I220**

**Updated June 2025**

# COMMERCIAL

