



4 Cherwell Square, Forest Hall, Newcastle upon Tyne NE12 7PR

- Ground Floor Commercial Unit
- Floor Area circa 125.7 sq. ft (11.68 sq. m.)
- Recently Been Fully Refurbished
- Suitable for a Variety of Uses
- Designated Parking
- £99pcm for Electric, Water, Rates & Building Insurance

Rent: £4,188 per annum

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Location

The unit is located on Cherwell Square just off Balliol Avenue, $\frac{1}{2}$ mile from Forest Hall main shopping parade. Forest Hall has a dense residential population circa 5 miles North East of Newcastle City Centre.

Description

We are pleased to present this newly refurbished, self-contained ground floor commercial unit available for let. The unit offers a total area of 125.7 sq. ft (11.68 sq. m), comprising an open-plan space and a small W.C. facility. Recently undergoing a full refurbishment, the unit is well-suited to a variety of uses, subject to the appropriate use class. Additionally, the property benefits from private parking to the rear.

Floor Area

125.7 sq. ft (11.68 sq. m.)

Rent

£4,188 per annum

Utilities are £99pcm (electric, water, rates & building insurance combined)

Deposit & Fees

The ingoing tenants is to pay £1,000 deposit & £1,000 plus vat (£1,200 inc vat) for preparation of lease etc.

Tenure

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

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £3,850

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.

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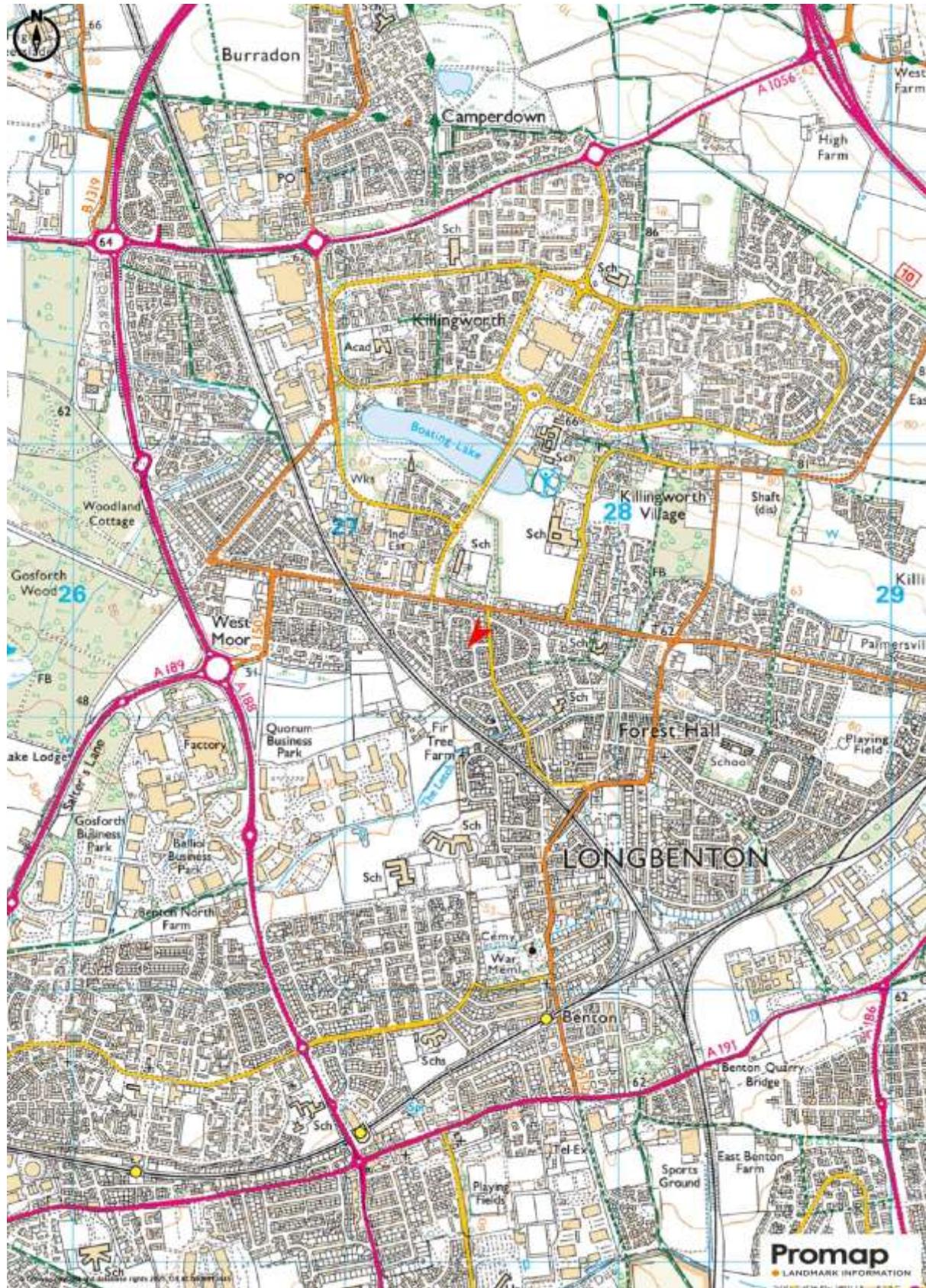
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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