

LEASE FOR SALE

19-21 HIGH STREET WEST, WALLSEND, NE28 8JB

ON THE INSTRUCTIONS OF BARCLAYS BANK PLC



- Total Ground Floor Area across both units of 242 sq m (2,610 sq ft)
- Held by way of two separate leases
- Suitable for a variety of uses subject to consent
- Prominently located on the entrance to the Forum Shopping Centre.
- Nearby occupiers include: **Wallsend Pharmacy, Savers, Specsavers, Costa, Betfred, Peacocks, Subway, Hays Travel, New Look and the Post Office.**

SITUATION

Wallsend is a town in North Tyneside, located approximately 4 miles to the east of Newcastle city centre. The subject property is located on High Street West and is prominently positioned on the entrance to The Forum Shopping Centre.

ACCOMMODATION

The property is arranged over ground, first floor and basement.

Ground Floor	242m ²	2,610ft ²
First Floor Offices/Staff	138m ²	1,491ft ²
Basement	33m ²	355ft ²

The above figures relate to the floor areas when occupied as a single unit.

LEASE

The premises are occupied by way of two leases, details of which are found below: -

19 High Street West - The premises are held by way of a FRI lease for a term expiring 28th September 2065 at a passing rental of **£29,500 per annum** exclusive.

21 High Street West - The premises are held by way of a FRI lease for a term expiring 28th September 2065 at a passing rental of **£33,000 per annum** exclusive.

Further details available upon request.

EPC

Further details of the Energy Performance Certificate to follow.

BUSINESS RATES

Rateable Value	£36,500
2022/2023 UBR	£0.499
Estimated Rates Payable	£18,214

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal/professional costs incurred with this transaction.

VAT

All figures quoted are exclusive of VAT and other charges where applicable.

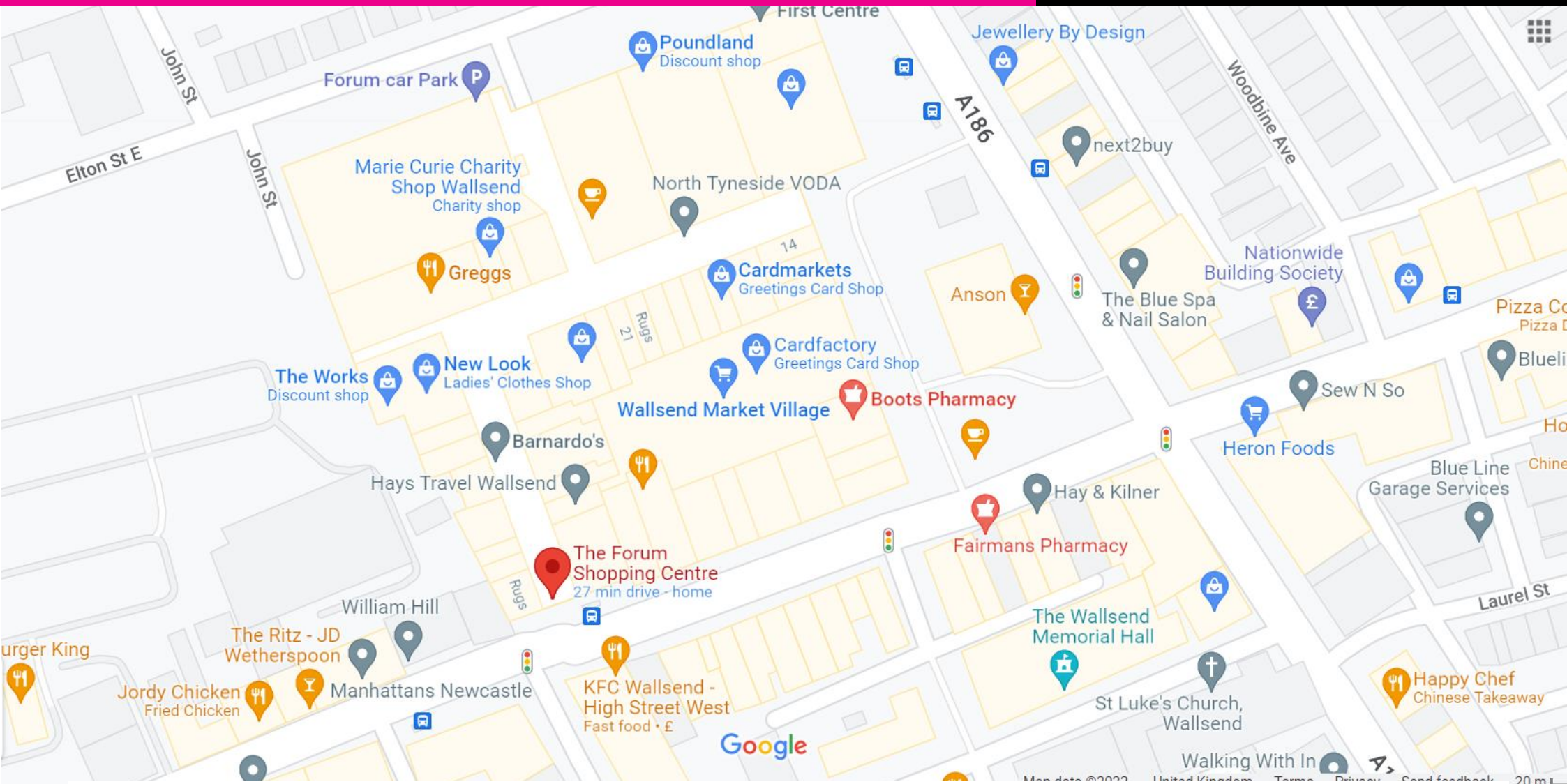
VIEWING

For enquiries, viewing, and general information, please contact:

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