

TO LET

GEORGE F. WHITE
RESIDENTIAL • COMMERCIAL • RURAL • DEVELOPMENT

Retail Unit

**6 St Mary's Place
Newcastle upon Tyne
NE1 7PG**



- Upper Ground Floor Retail Unit
- City Centre location
- Excellent Transport Links
- EPC Rating B38
- Floor area of 54.5 sq m (585 sq ft)
- Asking rent: £18,000 per annum



LOCATION

The property is prominently located on St Mary's Place, Newcastle upon Tyne, close to Haymarket Metro Station and the Civic Centre.

The property is in close proximity to the main retail of the city on Northumberland Street and in close proximity to Eldon Square, Northumbria University and Newcastle University. There is a good level of footfall as this is one of the main pedestrian routes from Monument Metro Station to Northumbria University. There are a range of local and national retailers in the locality with nearby occupiers including Café Nero, Greggs, Munchies, Bubble Chai and TSB.

DESCRIPTION

The premises comprise an upper ground floor unit, within an attractive Grade II Listed Building and provides good quality accommodation with self-contained facilities.

Internally the space is open plan but could be sub-divided to form front and rear areas. To the rear there are storage, kitchen and toilet facilities together with rear access for deliveries. The premises would suit a wide range of potential occupiers, subject to the relevant planning consents where applicable, and are available by way of a new lease.

ACCOMMODATION

The existing property has been measured on a Net Internal Area (NIA) Basis:

Sales Area	44 sq m	475 sq ft
Rear Storage/Kitchen/WC	10.5 sq m	110 sq ft

There is access to the property from the rear for deliveries.

TERMS

Rental offers in the region of £18,000 per annum. All other lease terms are to be agreed by negotiation.

RATING ASSESSMENT

The property is listed in the 2023 Rating List as follows:

Shop & Premises - £14,250

Should this be your only commercial property you may be eligible for Small Business Rates Relief. If the occupier is eligible for the relief the rates payable will be circa £5,250 per annum. Please make your own enquiries of Newcastle City Council for confirmation.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an energy performance certificate rating of B(38).

VAT

We have been advised that VAT is not payable on the rent.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment through George F White LLP.
Contact Daniel Capobasso on 07968 618 948
danielcapobasso@georgefwhite.co.uk

By appointment through McGillivray's Chartered Surveyors.
Contact Magnus McGillivray on 0191 2612525
magnus@mcgillivrays.com

SUBJECT TO CONTRACT

 Land App



Conditions under which these particulars are issued

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