



RETAIL PREMISES TO LET

93 PERCY STREET, NEWCASTLE UPON TYNE,
NE1 7RW

- Ground floor retail unit
- Excellent transport links
- Rear storage area
- Opposite Haymarket bus station
- City centre location
- Suitable for a number of uses

£27,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Total Size	111.10m ² / 1,200ft ²
Availability	Immediate Occupation
Rateable Value	£20,500
Service Charge(s)	Available upon request
EPC Rating	D

KEY CONTACT(S)

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LOCATION

The property is situated on Percy Street in Newcastle City Centre. The location is a strong retail pitch within the city centre, directly opposite the Haymarket Bus Concourse.

Haymarket and St James’ Metro Stations are in close proximity along with Newcastle University nearby which has approx 21,000 students annually. Eldon Garden Multi Storey is adjacent to the property and there is additional NCP parking to the rear of the building providing excellent parking provisions.

Nearby occupiers include Hunters Estate Agents, Tesco Express, Pure Gym, The Goose Public House, M&S, Next, Mark Toney, Happinness Inn amongst numerous others.

DESCRIPTION

Ground floor retail premises previously occupied by Subway. The premises could be suitable for a variety of subject to the necessary landlord & planning approval.

ACCOMMODATION

The property includes the following net internal areas:

Name	M²	Ft²
Front Retail	40.0	431
Rear Retail	30.0	323
Store 1	19.8	213
Store 2	10.0	111
Kitchen	11.3	122
Total	111.10	1,200

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £27,000 per annum. All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
Shop & Premises	20,500

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

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..

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of D.

VAT

All figures are exclusive of VAT where chargeable..

VIDEO LINK

Click [HERE](#) to be diverted to our promotional video hosted by YouTube.

