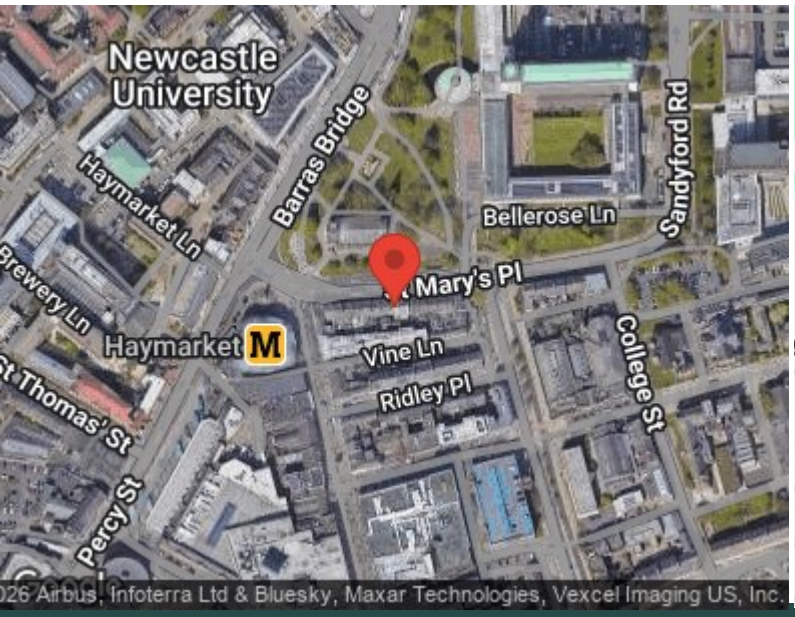
R.A Jackson & son
Est. 1830



8-9 St. Marys Place, Newcastle Upon Tyne, NE1 7PG
£7,740 Per Annum

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- **TO LET**
- **Second Floor**
- **Office accommodation**
- **City Centre Location**
- **Rent: £7,740 per annum**
- **Net Internal area 88.29sqm (950sqft)**

LOCATION

Situated on a busy street in the City Centre, nearby occupiers include Greggs, Café Nero and Costa Coffee.

The premises are located on St Mary's Place between the main campuses of Newcastle and Northumbria Universities and Northumberland Street, the City's prime retail pitch.

DESCRIPTION

The property comprises cellular second floor office accommodation which includes both toilet and kitchen facilities.

ACCOMMODATION

The Net Internal Area (NIA) is as follows:
88.29 sqm (950 sqft)

SERVICES

We understand that mains water, electricity and drainage are connected to the property. There is no mains gas.
(All interested parties should satisfy themselves with the local service providers.)

RATING LIABILITY

The unit forms part of a rating assessment which includes 7 St Mary's Place and therefore will need to be re-assessed to include the subject address only.

TENURE

The property is available by way of new effective FRI lease for a minimum term of 3 years.

RENT

The property is available at an initial rent of £7,740 per annum plus VAT.

SERVICE CHARGE

The premises are subject to a service charge relating to the upkeep and maintenance of common parts.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party will be responsible for their costs in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations, the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
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Home-buyer Survey and Valuation
Property Management
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