



8 St. Marys Place, Newcastle Upon Tyne, NE1 7PG
£15,000 Per Annum

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- TO LET
- LOWER GROUND (BASEMENT) RETAIL UNIT
- Net Internal Area 52 sqm (555 sqft)
- City Centre Location
- Rent: £15,000 per annum

LOCATION

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

The property is positioned on St. Mary's Place between the main campuses of Newcastle and Northumbria Universities and the city's prime Northumberland Street retail pitch, thus providing a good level of footfall.

The premises also benefit from excellent transport links with a number of bus stops lying directly opposite and Haymarket Metro Station which is a short distance away.

DESCRIPTION

The property which has dedicated access from St. Mary's Place comprises a lower ground (Basement) floor retail unit and provides a front retail sales area together with a rear sales / store and a toilet.

The property is not suitable for hot food.

ACCOMMODATION

The Net Internal Area (NIA) is as follows:
52 sqm (555 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 property is assessed for business rates as follows:
RV £10,250.

TENURE

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

RENT

The property is available at an initial rent of £15,000 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

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