

To Let

City Centre Retail Unit

610 sq ft (56.68 sq m)

Lower Ground Floor
6 St Mary's Place
Newcastle upon Tyne
NE1 7PG

Certified B Corporation

Sanderson Weatherall

Key points

- Lower Ground Floor Retail Premises
- Size: 610 sq ft (56.68 sq m)
- Rent: £13,750 per annum
- Subject to Contract



Description

The property comprises an attractive self-contained commercial unit occupying the lower ground floor of a characterful period building in the heart of Newcastle City Centre. Access is provided via a stepped entrance from St Mary's Place.

Internally, the accommodation offers a generous and versatile open-plan sales area, together with ancillary kitchen and WC facilities to the rear. The layout provides an excellent opportunity for occupiers seeking prominent and affordable city centre accommodation with scope to adapt the space to their individual requirements.

Most recently utilised as a tattoo studio, the premises would be well suited to a range of alternative uses including retail, beauty, health and wellbeing, creative studio, office, leisure or other commercial occupiers, subject to obtaining any necessary statutory consents.

Location

The property is situated on St Mary's Place, a prominent city centre location within easy walking distance of Newcastle's prime retail, leisure and business districts. The surrounding area comprises a diverse mix of office, education, hospitality and residential occupiers, creating strong levels of activity throughout all hours of the day. The property is situated in close proximity to both Northumbria and Newcastle Universities.

The property benefits from excellent transport connectivity. Haymarket, and Monument stations are both nearby, providing access across the Tyne & Wear network, whilst Newcastle Central Station is within approximately 10 minutes' walk and offers regular services to major destinations including London, Edinburgh, Leeds and York. Road communications are equally strong, with the A167(M) readily accessible and providing direct connections to the A1(M) north and south.

Numerous national operators are represented within the immediate vicinity, including Café Nero, Costa Coffee, Greggs, Wetherspoons, Sainsbury's Local and Primark, amongst numerous other national and regional operators. The property's city centre position, combined with its proximity to both Universities, ensures access to a substantial and varied catchment population.



Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor Areas:

Description	sq ft	sq m
Retail Sales Area	49.46	532
Kitchen	7.22	78
Total	**56.68**	**610**

Asking Rent & Lease Terms

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £13,750 per annum, subject to contract.

Services

We understand that the property benefits from water and electricity service connections, however, any interested party is advised to make their own investigations regarding this matter.

Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £12,500

We recommend that any interested party makes their own investigations regarding the business rates and rates payable with the Local Rating Authority, Newcastle City Council.

EPC

The property has a current Energy Asset Rating of Band B (44) and is valid until 16 January 2030. A full copy of the EPC can be obtained via the following link:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The tenant will be responsible for obtaining their own contents insurance.

Use / Planning

We understand that the property benefits from consent for its current use that falls under Sui Generis Use Class of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Newcastle City Council.

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.

VAT & Legal costs

VAT is not applicable.

Each party to be responsible for their own legal costs incurred throughout any transaction.



Sanderson Weatherall

Viewings

For further information or to arrange a viewing please contact the sole agents:

Mark Convery
07525 872 141
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