



To Let

Upper Ground Floor Retail Premises

577 sq ft (53.61 sq m)



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



SW
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Key points

- ▶ Upper Ground Floor Retail Premises
- ▶ Size: 577 sq ft (53.61 sq m)
- ▶ Rent: £18,000 per annum
- ▶ Subject to Contract

Description

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

Internally the space is open plan but could be subdivided to form front and rear areas. To the rear there are internal storage, kitchen and toilet facilities along with one car parking space.

The premises would suit a wide range of potential occupiers, subject to the relevant planning consents where applicable.



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 Cafe Nero, Greggs, Munchies, Bubble Chai and TSB.





Accommodation

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

Description	sq ft	sq m
GF Retail Sales Area	43.40	467
GF Kitchen	10.21	110
Site Area	53.61	577

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 £18,000 per annum exclusive of VAT, subject to contract.

Services

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

Business Rates

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

Rateable Value: £19,250

The subject property should qualify for small business rates relief, however, we would recommend that any interested parties make contact with the Local Rating Authority, Newcastle City Council, in order to verify the accuracy of this information and rates payable.

EPC

The property has a current Energy Asset Rating of Band B (38). A full copy of the Energy Performance Certificate can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Use / Planning

We understand that the property has consent for its current use under E Use Class of the Town & Country Planning Use Classes Order as amended 01.09.2020.

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

VAT is not applicable.

Legal costs

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





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Viewings

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

▶ **Mark Convery**
07525 872 141
mark.convery@sw.co.uk

▶ **Amy Lamming**
07561 710 960
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or via our Joint Agents McGillivrays

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Corporation

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