



**TO LET**

**RETAIL SHOWROOM IN CLOSE PROXIMITY TO  
NEWCASTLE COLLEGE**

**7 GEORGE STREET, NEWCASTLE UPON TYNE, NE4 7JL**



Sanderson  
Weatherall

## Description

The property comprises a ground floor, open plan retail unit of traditional construction, forming part of an established terrace. The building is of brick construction beneath a flat felt roof and is understood to date from the late 20th century, having been adapted over time to suit modern commercial use.

Internally, the accommodation is predominantly open plan in nature, providing flexible retail space suitable for a variety of occupiers. The unit benefits from DDA compliant access and facilities, ensuring accessibility for all users.

The property is serviced by three-phase electricity, supporting a range of operational requirements. To the rear elevation, there is the added advantage of EV charging facilities, together with a pay and display car park providing convenient parking for customers and staff.

## Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

**Ground Floor Retail Unit: 83.08 sq m (894 sq ft)**

## Asking Rent / Lease Terms

A new lease is available on a Full Repairing and Insuring basis with terms to be agreed at an asking rent of £16,000 per annum exclusive of VAT, subject to contract.

## Services

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



## Location

7 George Street occupies a prominent position within a busy and well established area of Newcastle, benefitting from strong levels of passing footfall and consistent daily trade. The property sits adjacent to Halfords Auto Centre and lies along a key thoroughfare linking directly to Newcastle College, located just a short distance away.

Newcastle City Centre is approximately a 5 minute walk from the property, further enhancing its accessibility and appeal. The surrounding area is home to a diverse mix of leisure, retail and cultural occupiers including Lane7, Grosvenor Casino, Spot White and the Discovery Museum, among many others.

## Use / Planning

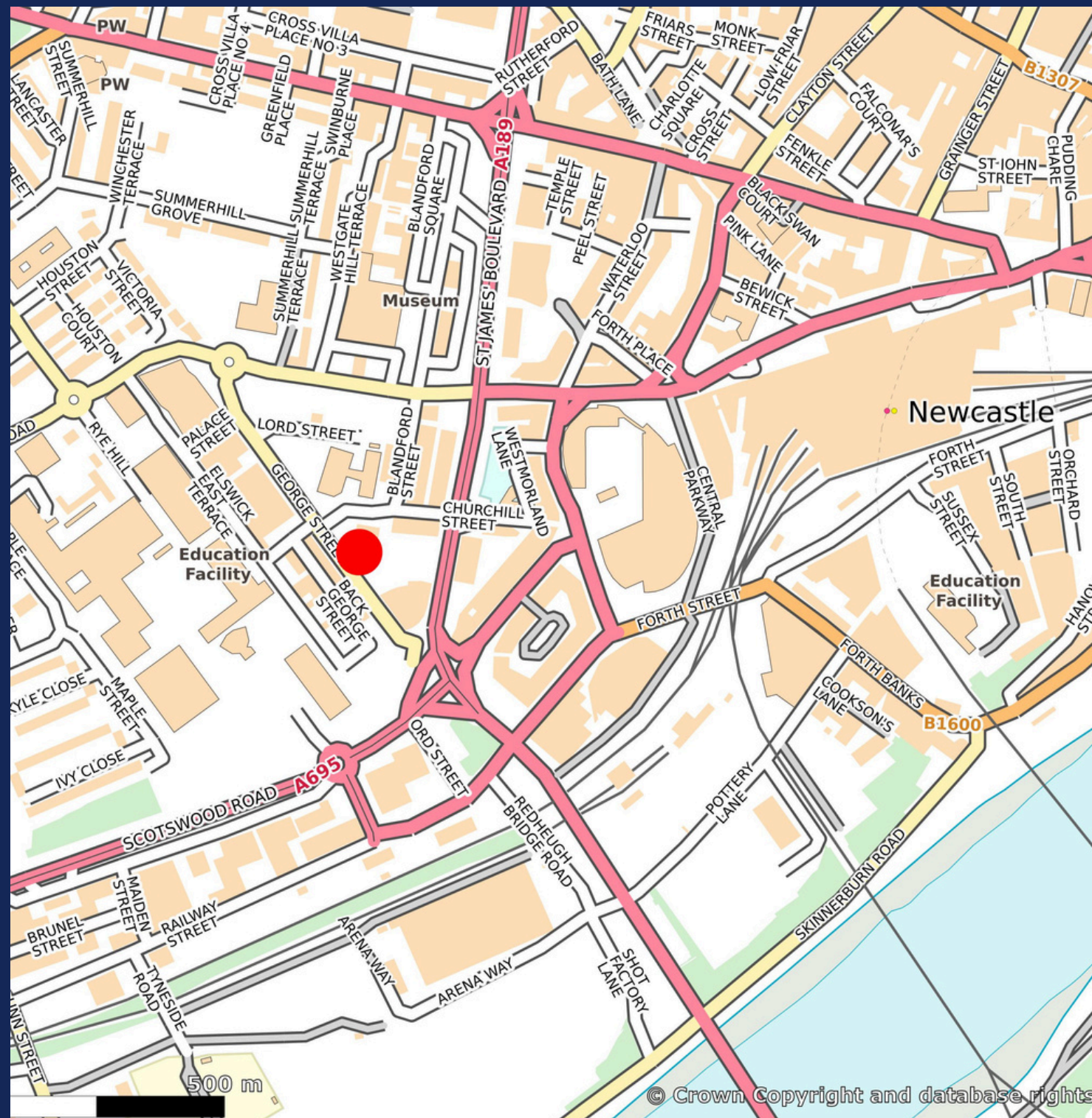
We understand that the property benefits from consent for its current use that falls under Use Class E of the Town & Country Planning Use Classes Order as amended 1 September 2020.

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

## 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.



## Business Rates

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

Rateable Value: £13,500

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority (Newcastle City Council).

## Energy Performance Certificate

The property has a current energy asset rating of Band C (70) of which the EPC is valid until 26 April 2031. A full copy of the EPC can be obtained via the following link:

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

## Anti-Money Laundering (AML)

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

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

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





# Contact

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

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April 2026