



**Former Pharmacy London Road**  
Chesterton, Newcastle, ST5 7DY

**£9,200 Per Annum**



**771.00 sq ft**

A single storey former pharmacy adjoining Co-op store on the main road within Chesterton. The property benefits from an electric roller shutter door, internal office, and would suit a variety of uses (stpp).



## **Location**

The property is located on London Road, Chesterton (B5500) towards Crackley Bank. Local amenities within the area include Co-op store, Pharmacy, Post Office along with local traders, Chesterton Primary School and Parkhouse Industrial Estate.

## **Accommodation**

Retail space with office

NIA : 771 sq ft (71.60 sq m)

## **Services**

All mains services are available subject to any reconnection which may be necessary.

## **Planning**

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## **Rating**

The VOA website advises the rateable value for 2025/26 is TBC. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## **Tenure - Leasehold**

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

## **EPC**

Energy Performance Certificate number and rating is TBC

## **VAT**

VAT is applicable.

## **Proof of Identity**

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## **Credit Check**

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

## **Legal Costs - Letting**

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

## **Viewing**

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

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