



58 Ironmarket

Newcastle, ST5 1PE

£6,000 Per Annum



1281.00 sq ft

Well presented first and second floor offices located within Newcastle town centre. The property has been recently refurbished and is ready to move into. The properties are available separately or together and each has its own entrance.



Description

Refurbished first and second floor offices situated above Capello Lounge in Newcastle town centre. The properties are available separately or together, with each number having its own ground floor entrance, kitchen and toilet facilities. Please note there is no internal access from one to another. The properties are carpeted, and benefit from ground floor intercom/buzzer systems.

Location

The property is located approx half way up Ironmarket, being one of Newcastle's main pedestrianised streets. Ironmarket joins the High Street at one end and the ring road at the other.

Accommodation - 58 Ironmarket

First Floor

Front Office : 181 sq ft (16.78 sq m)

Side Office : 398 sq ft (37.01 sq m)

Kitchen : 100 sq ft (9.26 sq m)

Store : 19 sq ft (1.80 sq m)

Second Floor

Office 1 : 177 sq ft (16.43 sq m)

Office 2 : 406 sq ft (37.73 sq m)

Ladies and Gents toilets

Total : 1,281 sq ft (119.01 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 2020/21 for 56 is £4,650, the rateable value for 2020/21 for 58 is £6,200. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto 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 - on new terms to be agreed.

VAT

We have been advised VAT is not 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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Legal Costs

The incoming 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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