



Ground Floor 61 George Street

Newcastle, ST5 1JU

£8,400 Per Annum



471.00 sq ft

A ground floor retail unit available as one larger unit or split into two smaller units. The property benefits from two entrances, both from Albert Street, two w.c's and a side yard. The property is located on a busy main road in and out of Newcastle town centre.



Location

The property is located on the corner of George Street (A52) and Albert Street, with the A52 giving access into Newcastle town Centre, Stoke town Centre and the A500.

Accommodation

Front Retail : 260 sq ft (24.17 sq m) with w.c. and electric roller shutter door to the side.

Rear Retail : 211 sq ft (19.65 sq m) with w.c and side door.

Total combined : 471 sq ft (43.82 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 2024/25 is £4,250. We understand the property is currently rated as one, and would need separating if the unit is split. The standard non-domestic business rates multiplier is 54.6p. 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.

Stepped Rent

A new internal repairing and insuring lease is to be agreed with a stepped rent as follows:

Year 1: £8,400

Year 2: £9,000

Year 3: £9,600

EPC

Energy Performance Certificate number and rating is 75 C

VAT

We do not believe VAT is applicable to this property.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.