



## Prime Retail Unit

1,686 Sq Ft (156.63 Sq M)

- Excellent corner location in Jesmond
- Suitable to a range of uses
- Potential to redecorate to suit
- Rear property Access.
- New lease available

For further information please contact:

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## TO LET

103 St. Georges Terrace, Jesmond, Newcastle  
 Upon Tyne, Tyne and Wear, NE2 2DN

### Location

Situated in Jesmond, a lively suburb near Newcastle City Centre, the property enjoys a prime location on St George's Terrace. It benefits from high footfall driven by both students and local residents, and its close proximity to a wide range of shops, cafés, and restaurants.

### Description

This well-presented and spacious ground floor retail unit features generous basement storage and prominent full-height glass frontage, offering excellent visibility. The unit benefits from LED lighting, WC facilities, and convenient rear access.

Currently fitted out for Subway's operational use, the property is adaptable and the landlord is open to considering a variety of alternative occupiers.

### Accommodation

The property has been and comprises the following areas:

|              | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Ground Floor | 1,081        | 100.42        |
| Basement     | 605          | 56.2          |
| <b>Total</b> | <b>1,686</b> | <b>156.63</b> |

### Terms

The property is available by way of a new fully repairing and insuring lease.

### Rent

£25,000 Per Annum

### Service Charge

Available on request

### Building Insurance

Available upon request

### EPC

The government website indicates that the property currently holds an EPC rating of C 63.

### Rateable Value

According to the Valuation Office Agency, the ground floor unit has a rateable value of £19,000 making rates payable £9,481 per annum.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





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