

TO LET

Flexible Terms

**1st Floor Office Suite
Grangemoor Road
Widdrington Station
Morpeth
Northumberland
NE61 5PU**



- 44 sq m (473.6 sq ft) of office space in addition to toilet facilities
- Flexible easy in easy out terms
- 1st floor office accommodation within a period/listed building
- Low rateable value of £2,520

LOCATION

Widdrington Station is a large village located in East Northumberland 23 miles to the North of Newcastle upon Tyne 7 miles to the North of Morpeth and 16 miles to the South of Alnwick.

Widdrington Station has a population of approximately 2,300 and is situated within an expanding area of Northumberland with 145 new homes under construction and plans for further development of 140 units.

The property is in a prominent location fronting the main road through Widdrington Station and is the main retail centre in the village. The property is within easy walking distance of nearby housing, a health centre and a railway station.

DESCRIPTION

The 1st floor provides self-contained office accommodation within a period/listed building. The ground floor lobby is shared with the occupier of The Dance Studio. Access to the lobby and to the first floor is off Grangemoor Road immediately to the left of the Co-op convenience store.

ACCOMODATION

1st Floor Office 473.6 sq ft (44 sq m)

TERMS

The premises are available via a new effective full repairing and insuring lease on terms to be agreed however we understand that flexible lease terms may be agreeable.

SUBJECT TO CONTRACT

RATING ASSESSMENT

The assessment currently appearing on the valuation list is as follows:

2017

Office 1 and premises	£820.00
Office 2 and premises	£1,700.00

The Uniform Business Rate for the year 2017/18 is 46.7 pence in the pound.

The estimated rates liability for 2017/18 is:

Office 1 and premises £351.00

Office 2 and premises £724.00

Subject to small business relief if applicable.

Interested parties should make their own enquiries to Northumberland County Council.

LEGAL COSTS

Each party is responsible for their own legal costs associated with the transaction.

EPC

The property has an energy rating of E(125).

VAT

VAT is applicable/chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

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.

VIEWING

By appointment only through sole agents Johnson Tucker LLP. on 0191 269 890



Conditions under which these particulars are issued

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