

# TO LET / MAY SELL

## High Street Retail / Office

**30 Bondgate Within  
Alnwick  
Northumberland  
NE66 1TD**



- **Prominent Town Centre Property**
- **Size: 261.06 sq m (2,810 sq ft)**
- **Accommodation over 4 floors**
- **Rent: £30,000 per annum**
- **Nearby occupiers include Newcastle Building Society, Iceland & Lloyds**
- **Freehold Price on Application**

## LOCATION

Alnwick is a small market town situated 32 miles south of Berwick upon Tweed and the Scottish border and 34 miles north of Newcastle upon Tyne. The town is a popular tourist destination in the heart of Northumberland due to its picturesque town centre and famous castle. The subject property is located in the town centre with a number of national retailers nearby including Iceland, Boots and WH Smith.

## DESCRIPTION

The building comprises an impressive period stone property with accommodation over basement, ground, first and second floors.

## ACCOMMODATION

Ground Floor	122.63 sq m	1,320 sq ft
First Floor	12.82 sq m	138 sq ft
Second Floor	82.13 sq m	884 sq ft
Basement	43.48 sq m	468 sq ft
<b>Total</b>	<b>261.06 sq m</b>	<b>2,810 sq ft</b>

## TERMS

The premises are currently let to HSBC at a rent of £30,000 per annum until 7<sup>th</sup> November 2022. The lease is available by way of an assignment. Alternatively, the freehold interest of the property may be available to purchase subject to the existing tenancy – price on application.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Bank & Premises: £30,750

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

The property has an energy performance certificate rating of E111

## VAT

All figures quoted are exclusive of VAT where 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

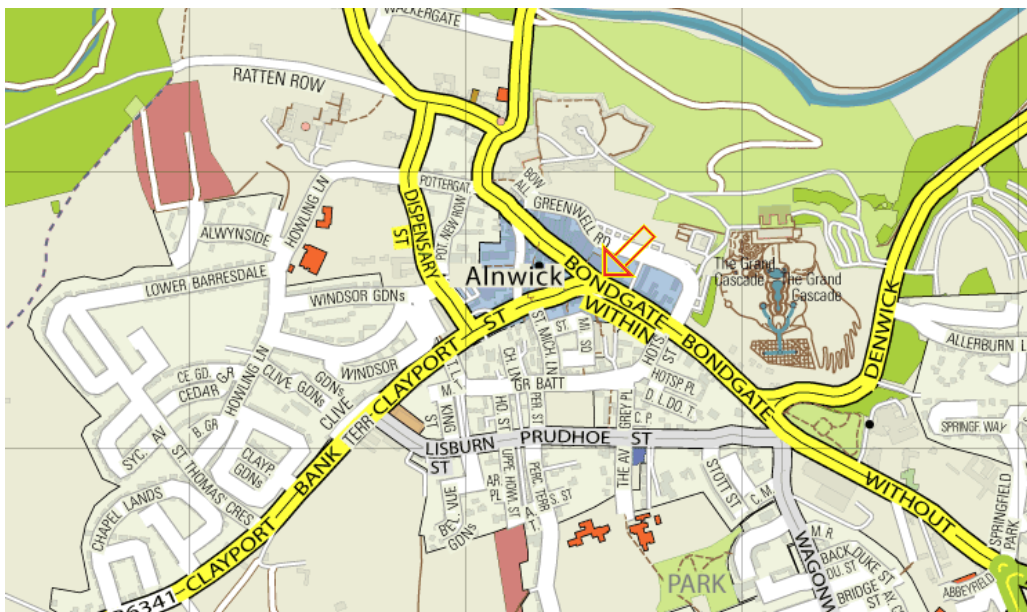
By appointment only through Johnson Tucker LLP.

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## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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