

# TO LET

## 2 New Retail Units

**Former Youth Charity Shop  
5 Kepwell Bank Top  
Prudhoe  
Northumberland  
NE42 5PW**



- 2 new retail units coming soon
- Prominent High Street location
- Unit 1: 597 sq ft - £13,500 per annum
- Unit 2: 387 sq ft - £10,000 per annum

## LOCATION

Prudhoe is a popular town 10.5 miles from Newcastle upon Tyne and 13.8 miles from Hexham. The subject property is located on Kepwell Bank Top but the main entrances faces onto Front Street which is the main road through the town centre.

The property is situated in a prominent retail location with surrounding occupiers including Post Office, Barclays Bank, and Boots.

## DESCRIPTION

The original property comprises a single-storey stone built retail unit. The landlord is currently in the process of extending the property to provide two self-contained retail units. Each unit will have their own glazed shop front and entrance on to Front Street as well storage and WC facilities. Plans shows below.

## ACCOMODATION

The new units will have the below approximate net internal floor areas;

Unit 1: 55.44 sq m (597 sq ft)  
Unit 2: 35.95 sq m (387- sq ft)

## TERMS

The premises are available by way of a new full repairing and insuring leases. Unit 1 asking rent is £13,500 per annum (exclusive). Unit 2 asking rent is £10,000 per annum (exclusive). All other terms are to be agreed by negotiation.



## RATING ASSESSMENT

Since the property is currently undergoing re-configuration, the existing valuation is incorrect and as such will need to be re-assessed following the works completion.

## LEGAL COSTS

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

## EPC

An energy performance certificate rating has been commissioned and will be available upon completion of the work.

## VAT

All figures quoted are exclusive of VAT where chargeable.

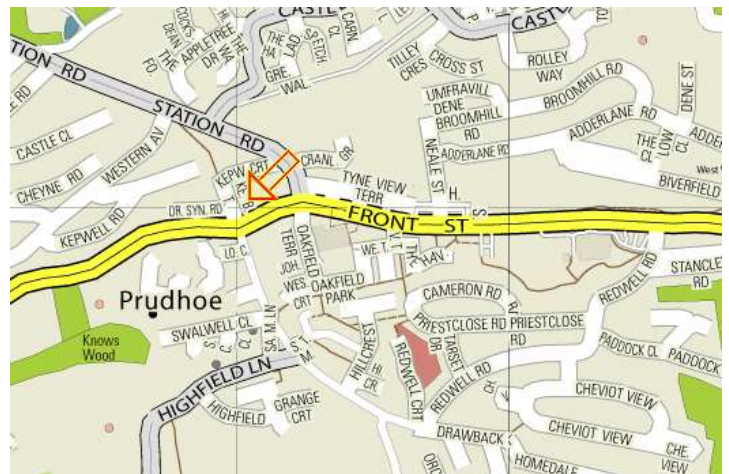
## ANTI-MONEY LAUNDERING REGULATIONS

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.  
Contact Kristian Sorensen on 0191 2697892 or [kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)

## SUBJECT TO CONTRACT



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