

TO LET

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Incorporating

Town Centre Premises

Unit 2
53 Bridge Street
Morpeth
NE61 1PQ

johnson
tucker
chartered surveyors & property consultants



- Ground floor retail premises
- Popular town centre location
- Suitable for a variety of uses
- Floor Area: 73.26 sq m / 789 sq ft
- Asking Rent: £16,500 + VAT pa
- Available Immediately



LOCATION

Morpeth is an affluent market town approximately 14 miles north of Newcastle and is Northumberland's County Town and Administrative Centre with a population of approximately 14,000 and a wider population of 316,000 throughout Northumberland (source: EGI). The property is situated fronting on to Bridge Street, which is the traditional retailing thoroughfare of the town. It occupies a good retail position with nearby occupiers including Saks, Boots, WH Smiths as well as many other national and local operators.

DESCRIPTION

The property provides a self-contained, ground floor retail space last used as a hairdressing salon. The property is accessed from its own entrance on Bridge Street. The property comprises a large open retailing space with rear staff/store area, in addition there is a separate kitchen as well as WC facilities. The unit benefits from a large glazed frontage with internal electric roller shutters. The floor is tiled and there is strip fluorescent lighting.

ACCOMMODATION

The property provides a total net internal area of 73.26 sq m (789 sq ft).

TERMS

The premises are available at an asking rent of £16,500 per annum on effectively full repairing and insuring terms by way of a separate service charge. All other lease terms are to be agreed by negotiation.

RATING ASSESSMENT

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

2017 Rateable Value: £15,250

2023 Rateable Value: £15,000

The Small Business rate for the year 2022/2023 is 49.9 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 C (68).

VAT

All figures quoted are exclusive of VAT which is chargeable.

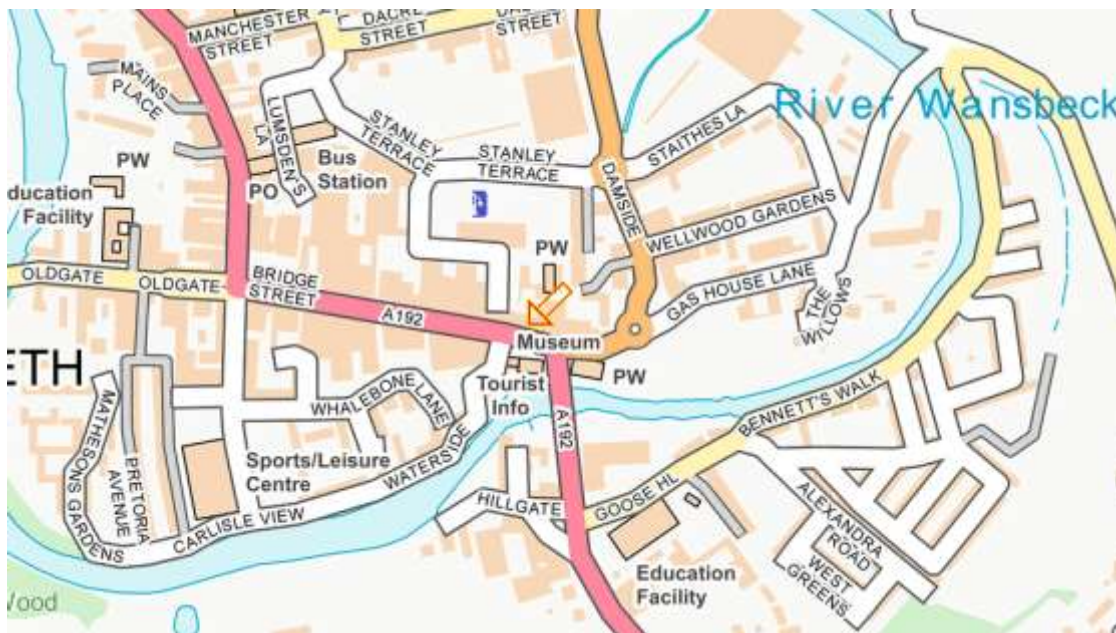
ANTI-MONEY LAUNDERING REGULATIONS

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 George F White LLP.
Contact Kristian Sorensen on 07586 128 092 / kristiansorensen@georgefwhite.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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