

# FOR SALE/ TO LET

**GEORGE F. WHITE**  
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

## Town Centre Retail Unit

**2 Vulcan Place  
Bedlington  
Northumberland  
NE22 5DN**



- **Attractive Return Frontage Retail Unit**
- **Size: 98.2 sq m (1,057 sq ft)**
- **Nearby occupiers include Greggs and Aldi**
- **Close to Bedlington Town Centre Redevelopment Site**
- **EPC: Rating D84**
- **£145,000 / £11,000 per annum**



## LOCATION

Bedlington is a town situated in south east Northumberland. It is approximately 10 miles north of Newcastle upon Tyne and 4.5 miles south east of Morpeth. The town has several bus links operating regular services to Newcastle, Cramlington, Ashington, Morpeth and other towns and villages in the region.

## DESCRIPTION

Ground floor shop occupying an end terrace position on Vulcan Place with return frontage onto Front Street. Nearby occupiers on Front Street West include, Premier Local Store, a Public House, restaurant and St Cuthbert's Church.

## ACCOMODATION

Ground Floor 98.20 sq m (1,057sq ft)

## TERMS

The property is available to let by way of a new lease for a number of years to be agreed at rent of £11,000 per annum.

The property is available to purchase for offers in excess of £145,000.

## RATING ASSESSMENT

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

2017 Rateable Value:	£6,600
2023 Rateable Value:	£7.200

The Small Business rate for the year 2022/2023 is 49.9 pence in the pound.

## ANTI-MONEY LAUNDERING

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.

## LEGAL COSTS

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

## EPC

The property has an Energy Performance Certificate rating of D84

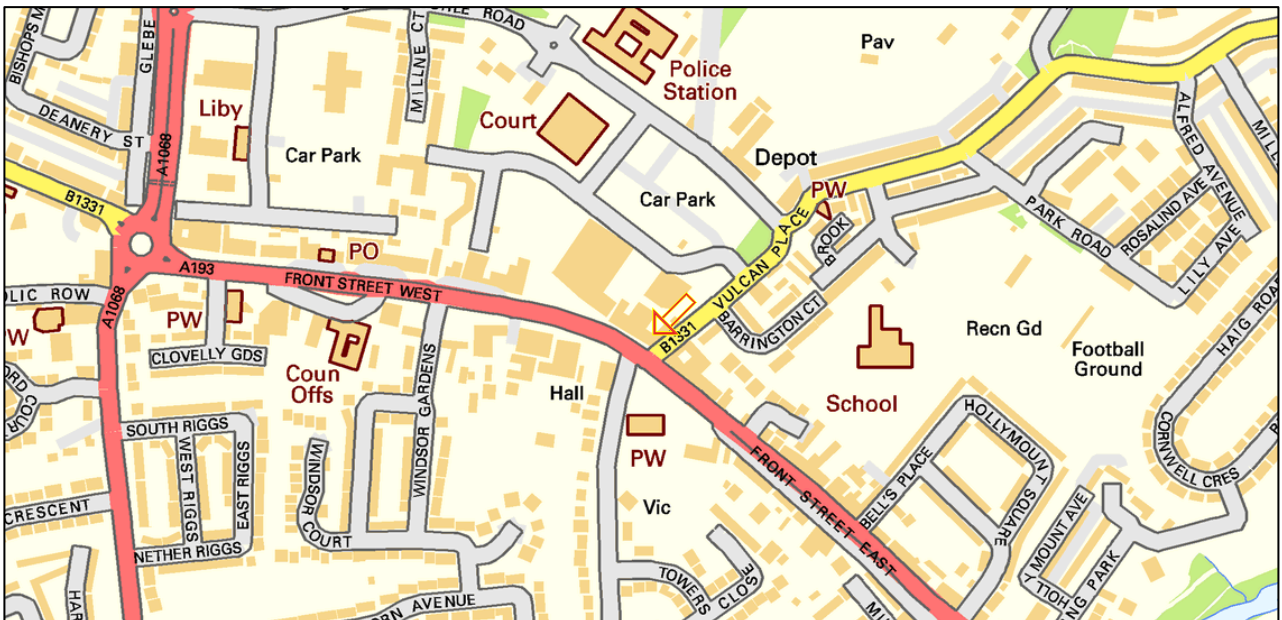
## VAT

All figures quoted are exclusive of VAT where chargeable.

## VIEWING

By appointment through George F White LLP, contact Danielle Clough [danielleclough@georgefwhite.co.uk](mailto:danielleclough@georgefwhite.co.uk) 07590 183178

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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