

TO LET

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Market Town Retail/Office

**31-33 Bondgate Within
Alnwick
Northumberland
NE66 1SX**



- Within Town Centre
- Ground Floor Office/Retail with first floor offices
- Well-presented internally
- New lease available.
- Asking rent: £25,000 per annum



LOCATION

Alnwick is situated approximately 30 miles to the north of Newcastle upon Tyne on the A1. It is the seat of the Duke of Northumberland with a current population of circa 8,500 with a considerable influx of visitors during the tourist season to Alnwick Castle, and the Castle Garden and the newly opened Lilidorei attraction.

The town has expanded considerably in the course of the last 20 years with an industrial estate to the east of the A1, a new office park and retail parks. It still has a vibrant town centre and the subject property is well located to banks, estate agents and other professional occupiers and close to the market place.

Alnmouth is approximately 3 miles to the east with its mainline rail connection to Edinburgh and London.

DESCRIPTION

The subject property provides mid-terraced two storey property in natural stone under a pitched slate roof. Accessed by stone steps to a refurbished ground floor benefiting from two Georgian glazed shop fronts which have most recently been used as an estate agents. The main entrance leads into a spacious ground floor with glazed partitions to create a sales area for retail space. To the rear are further offices / rooms.

At first floor the space is divided into four offices and also benefits from a well fitted staff kitchen and male and female WCs.

SERVICES

The property benefits from all mains services and has gas fired central heating.

ACCOMMODATION

The approximately measurements are as follows:

Ground floor	150 m ² (1,620 ft ²)
First floor	87 m ² (930 ft ²)
Total	237 m² (2,550 ft²)

CURRENT PLANNING USE

The property is located in Alnwick conservation area and is also listed Grade II. It has being used as an agents and financial services office and would be suitable for a similar use or for other retail / commercial use subject to planning approval.

EPC

The property has an energy performance certificate rating of D(87) and a copy is available upon request.

SUBJECT TO CONTRACT

RATING ASSESSMENT

The rateable value has been reduced to:

Shop and premises: £22,750

With effect from 1 April 2023.

Northumberland County Council or the District Valuers Offices will advise on the actual rates payable.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. The rent will be exclusive of business rates and payable quarterly in advance. Further details relating to the rent are available on application.

LEGAL COSTS

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

VAT

We are advised that the property is not elected for VAT and therefore VAT will not be payable on the rent.

ANTI-MONEY LAUNDERING REGULATIONS

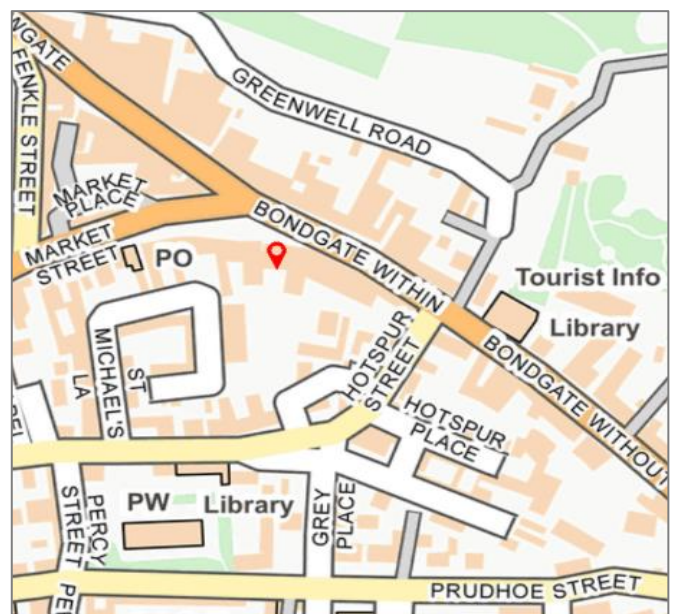
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

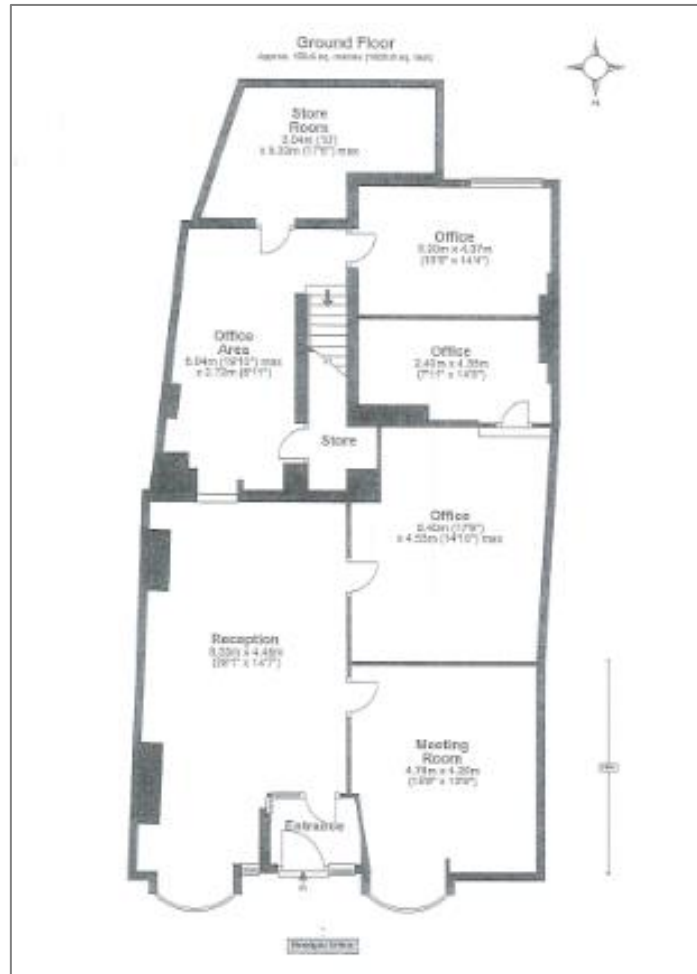
By appointment only through George F White LLP contact:

Danielle Clough - 07590 183178 or
danielleclough@georgefwhite.co.uk

Carole Oswell on 01665 665 671
caroleoswell@georgefwhite.co.uk



FLOOR PLAN



Conditions under which these particulars are issued

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