

GEORGE F. WHITE

RESIDENTIAL • COMMERCIAL • RURAL • DEVELOPMENT

TO LET / MAY SELL



HIGH STREET RETAIL TO LET

36 MAIN STREET, CRAWCROOK TYNE & WEAR, NE40 4NB

- Ground floor shop with first floor office/store
- Popular and prominent village location
- Nearby occupiers include Co-op, Martins Butchers, Your Move and Nisa Local
- Total Size: 93.46 sq m (1,006 sq ft)
- Freehold Price on application

£9,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let / May Sell
Size	93.46 sq m / 1,006 sq ft
Availability	Immediate Occupation
Rateable Value	£6,500
Service Charge(s)	Available upon request
EPC Rating	E118

KEY CONTACT(S)

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LOCATION

Crawcrook is located approximately 3 miles to the east of Prudhoe and 1.5 miles to the west of Ryton.

Other occupiers close by include a mixture of local and national retailers including a Co-op, Martins Butchers, Your Move, Nisa Local.

DESCRIPTION

The property is arranged over ground and one upper floor to provide ground floor sales and staff/storage/office accommodation to the first floor.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
Ground Floor	53.98	581
First Floor	39.53	425
Total	93.46	1,006

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £9,000 per annum (exclusive). All other terms are to be agreed by negotiation.

The freehold interest in the property may also be available. Price upon application

RATING ASSESSMENT

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

Rateable Value	£
36 Main Street, Crawcrook	6,500

The Small Business Rate for the year 2023/2024 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.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of E.

VAT

All figures are exclusive of VAT where chargeable..

