



GROUND FLOOR RETAIL UNIT TO LET

REAR OF KEPWELL HOUSE, KEPWELL BANK TOP,
PRUDHOE, NORTHUMBERLAND, NE42 5PW

- Ground floor retail unit
- Popular location
- Free parking nearby
- Excellent local amenities
- Refurbished internal specification
- Suitable for a number of uses

£10,500 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	72.24 m ² / 778 ft ²
Availability	Immediate Occupation
Rateable Value	TBC
Service Charge(s)	Available upon request
EPC Rating	Available upon request

KEY CONTACT(S)

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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 location with nearby occupiers including Post Office, Barclays Bank, and Boots.

DESCRIPTION

The property comprises a ground floor refurbished retail unit. There are three different rooms whilst there is also the benefit of a kitchenette and WC facilities. The unit has been tastefully refurbished, ready for any tenant to move in with freshly painted walls and ceilings as well as brand new LED lighting. The property could be used for a variety of different uses.

ACCOMMODATION

The property provides the following net internal areas:

Name	M ²	Ft ²
Total	72.24	778

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £10,500 per annum. All other terms are to be agreed by negotiation.

RATING ASSESSMENT

Following the recent reconfiguration from the main building, the property is currently awaiting reassessment from the Valuation Office Agency. The rateable value will made known as soon as this information is available.

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

An energy performance certificate has been commissioned and will be made available as soon as possible.

VAT

All figures are exclusive of VAT where chargeable.

