



FOR SALE OR TO LET

20 BONDGATE WITHIN, ALNWICK, NE66 1TF

- Prominent Central Location
- Substantial 3 Storey Property
- Private yard/parking to the rear with gated access
- Excellent local amenities
- Good internal specification
- Suitable for a number of uses subject to Planning Permission

Guide rent of £37,500 per annum /Sale price on application

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	For Sale / To Let
Size	5,337 sq ft
Availability	August 2023
Rateable Value	£27,000
Service Charge(s)	n/a
EPC Rating	TBC

KEY CONTACT(S)

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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 approximately 8,500. Alnwick benefits form a huge influx of visitors during the tourist season, estimated at over 60,000. Tourist attractions include Alnwick Castle and Gardens and the newly opened Lildorei play sculpture which is the largest of its kind in the world.

Bondgate Within is the main thoroughfare into the town. It has always been a popular retail location and current occupiers are local traders and financial institutions. The property occupies a prominent situation within the town.

Nearby occupiers include Lloyds Bank, Card Factory, Yorkshire Trading, Greggs and many local independent retailers.

DESCRIPTION

The property comprises a reception area with breakout offices to the left and a secure service area to the right. The upper floors provide various office accommodation as well as a staff room and kitchen. Services including heating and air-conditioning. The property has the benefit of a secure yard to the rear with parking for up to 7 vehicles extending 0.05 acres.

ACCOMMODATION

The property includes the following net internal areas:

Name	M ²	Ft ²
Ground floor:	260.68	2809
First floor:	132.19	1422
Second floor:	102.67	1105.11
Total:	496	5337

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £37,500 per annum. All other terms are to be agreed by negotiation.

Sale price available on application.

RATING ASSESSMENT

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

Rateable Value	£
Office and Premises	£27,000

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.

