



RETAIL TO LET

UNIT 2 & 3 REAR OF OLD CO-OP BUILDING,
GRANGEMOOR ROAD, WIDDRINGTON STATION,
NE61 5NF

- Ground floor retail unit
- Excellent for small businesses
- Immediately to the rear of Co-op supermarket
- 15 shared parking spaces

£6,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	78.03 m ² / 840 ft ²
Availability	Immediate Occupation
Rateable Value	£7,300
Service Charge(s)	Available upon request
EPC Rating	D(94)

KEY CONTACT(S)

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LOCATION

Widdrington Station is a large village located in east Northumberland 23 miles to the north of Newcastle upon Tyne, 7 miles to the north of Morpeth and 16 miles to the south of Alnwick.

Widdrington Station has a population of approximately 2,300 and is situated within an expanding area of Northumberland with 145 new homes under construction and plans for further development of 140 units.

The property is in a prominent location immediately to the rear of the Co-op Supermarket which forms the main retail centre in the village.

The property is within easy walking distance of nearby housing a health centre and a railway station.

DESCRIPTION

Ground floor retail unit with mezzanine storage area to the rear of the Co-op Supermarket.
Externally there is parking for up to 15 cars shared with the neighbouring occupiers.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
Ground Floor Retail	78.03	840

TERMS

The premises are available via a new effective full repairing and insuring lease on terms to be agreed at a rental of £6,000 per annum.

RATING ASSESSMENT

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

Rateable Value	£
Restaurant & Premises	7,300

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 D (94).

VAT

All figures are exclusive of VAT where chargeable..

