

THE OLD STABLES, GREYS YARD, MORPETH, NE61 1QD

- First floor self-contained office
- Town centre location
- Suitable for a variety of uses STPP
- Rent £12,500 per annum



GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

LOCATION

The subject property is located on Market Place in Morpeth, a historic market town in Northumberland which is situated 6 miles west of Ashington and 16 miles north of Newcastle upon Tyne.

The subject property is situated a short walk from Bridge Street and is immediately next door to the Electrical Wizard (Wetherspoons) and adjacent to Morpeth Riverside Leisure Centre and car park. The subject property is also located nearby national occupiers such as HSBC.

DESCRIPTION

The property comprises a first floor office within a two-storey brick-built building, which has been subdivided into five units. Internally the property benefits from uPVC doors and windows, a concrete floor, a small kitchen and two WCs. The property could be a suitable for a number of different uses subject to the correct permissions.

ACCOMMODATION

The property has a gross internal areas of 82.49m² (887ft²)

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of D82.

RATING ASSESSMENT

To be confirmed, however, we anticipate small business rates relief depending on circumstances.

TERMS

The premises are available for rental offers in the region of £12,500 per annum on effectively full repairing and insuring terms. All other lease terms are to be agreed by negotiation.



VAT

All figures are exclusive of VAT where chargeable..

LEGAL COSTS

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

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..

VIEWINGS

Viewings are strictly by prior appointment with George F. White.

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IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/ boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



