



OFFICES TO LET

**13-15 MARKET STREET,
ALNWICK, NORTHUMBERLAND, NE66 1SS**

- Town Centre Property
- First Floor former dental surgery
- Well presented internally
- Suitable for a variety of uses STPP

£16,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	103.81 m ² / 1,117 ft ²
Availability	June 2024
Rateable Value	£10,250
Service Charge(s)	£250 per annum subject to change each year
Insurance	£850 per annum subject to change each year
EPC Rating	Available upon request

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.

Market Street is in the centre of 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.

DESCRIPTION

Attractive Grade II Listed building of stone construction under a pitched slate roof with sliding sash windows. The property is on the first floor and was last used as a dentist surgery. The property comprises a large open plan reception/4 separate offices, staffroom, separate toilet and kitchen.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
First Floor Premises	103.81	1,117

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £16,000 per annum. All other terms are to be agreed by negotiation.

Insurance is £850 for the year Subject to change each year

Maintenance charge of £250 per annum – Subject to change each year

RATING ASSESSMENT

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

Rateable Value	£
2023	10,250

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

An Energy Performance Certificate has been commissioned and will be available shortly.

VAT

We are advised that the property is not elected for VAT.

