



**RETAIL**  
**FOR SALE / TO LET**

**2 VULCAN PLACE,  
BEDLINGTON, NORTHUMBERLAND, NE22 5DN**

- Attractive Return Frontage Retail Unit
- Close to Bedlington Town Centre Redevelopment Site
- Nearby occupiers include Greggs and Aldi

**£11,000 per annum**  
**£145,000**

Viewing strictly by appointment with the sole agent

### KEY POINTS

<b>Tenure</b>	To Let
<b>Size</b>	98.2 m <sup>2</sup> / 1,057 ft <sup>2</sup>
<b>Availability</b>	Immediate Occupation
<b>Rateable Value</b>	£7,200
<b>Service Charge(s)</b>	Available upon request
<b>EPC Rating</b>	D(84)

### KEY CONTACT(S)

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## LOCATION

Bedlington is a town situated in south east Northumberland. It is approximately 10 miles north of Newcastle upon Tyne and 4.5 miles south east of Morpeth. The town has several bus links operating regular services to Newcastle, Cramlington, Ashington, Morpeth and other towns and villages in the region.

## DESCRIPTION

Ground floor shop occupying an end terrace position on Vulcan Place with return frontage onto Front Street. Nearby occupiers on Front Street West include, Premier Local Store, a Public House, restaurant and St Cuthbert's Church.

## ACCOMMODATION

The property includes the following gross internal areas:

Name	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	98.20	1,057

## TERMS

The property is available to let by way of a new lease for a number of years to be agreed at rent of £11,000 per annum.

The property is available to purchase for offers in excess of £145,000.

## RATING ASSESSMENT

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

Rateable Value	£
2023	7,200

The Small Business Rate for the year 2024/2025 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 (84).

## VAT

All figures are exclusive of VAT where chargeable..

## SUBJECT TO CONTRACT

Land App



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