

### RETAIL / OFFICES TO LET

29a Bridge Street, Morpeth NE61 1PE

REF: NE2128



- Located in the heart of the town centre.
- Floor Area circa 195 sq.m. (2,100 sq.ft.).
- Private car park to rear.
- Previously occupied as a boutique.
- Suitable for a variety of uses.
- RENT £28,000 per annum plus VAT.



#### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property.

# 0191 487 8566

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4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

## Location

The premises are located on Bridge Street, in the heart of this bustling and popular Northumberland market town. Morpeth is situated circa 15 miles due north of the Newcastle upon Tyne.

There is direct and straightforward access directly from the A1 and a mainline railway station that provides daily services to both London and Edinburgh. The town has a growing local population attracted by new housing developments on the outskirts.

## Description

The premises comprise a self-contained three storey mid terraced building of traditional brick construction with a pitched slate roof over. The configuration allows for both retail and office use and there is a kitchen and separate toilets installed. The unit could be suitable for other uses, subject to landlord's consent and planning.

## Accommodation

### Ground Floor

<b>Retail (front)</b>	47 sq.m. (505 sq.ft.)
<b>Retail (rear)</b>	17 sq.m. (185 sq.ft.)

### First Floor

<b>Office / Retail</b>	56 sq.m. (600 sq.ft.)
<b>Kitchen / Staff</b>	13 sq.m. (140 sq.ft.)
<b>W.C.</b>	
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### Second Floor

<b>Office / Retail</b>	43 sq.m. (465 sq.ft.)
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### External

<b>Private Parking</b>	Direct access from rear of the building. Number of spaces to be agreed.
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## Services

Gas central heating is installed, an alarm system and security door providing rear access.



## Business Rates

The premises are assessed as follows:	
Description	Rateable Value
Shop & Premises	£22,000

## Terms

The premises are available on a new FRI lease for a term of years to be agreed. The rent is £28,000 per annum plus VAT and a service charge when required. Full terms and conditions to be agreed.

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

## EPC

Rating C.

## Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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