

Retail | Office | Industrial | Land



Foster Court, Coquet Enterprise Park, Amble, Northumberland NE65 0PE

- Modern Twin Retail Unit
- Convenient Links to A1
- Ideal Unit for Arts, Crafts & Furniture
- Demised Parking Available

- Floor Area circa 1,400 sq. ft. (130 sq. m.)
- Close Proximity to Morrisons
- Flexible Lease Terms Available
- Fully Glazed Doors & Window Display

Rent: £8,400 + vat per annum



COMMERCIAL

Location

Coquet Enterprise Park is situated within the busy Amble Industrial Estate just South of Amble town centre and readily accessed by the A1068, Alnwick To Cramlington road, which offers a convenient link with the A1. The unit has the advantage of being next to the popular Morrisons supermarket and petrol forecourt.

Description

We are delighted to offer to the rental market this modern open plan twin retail unit. The unit being circa 1,400 sq. ft. (130 sq. m.) is close to completion and will come with fully glazed doors and window display, single disabled W.C facilities, white painted walls with grey floors, electric socket points and infra-red heating.

This is the last remaining unit within the block with the other two tenanted by a café and vintage outdoor clothing business. Our client would ideally like the remaining space to be occupied by a craft, art, furniture / artisan type tenant but will consider other options.

Floor Area

1,400 sq. ft. (130 sq. m.)

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£8,400 + vat per annum

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

Viewing

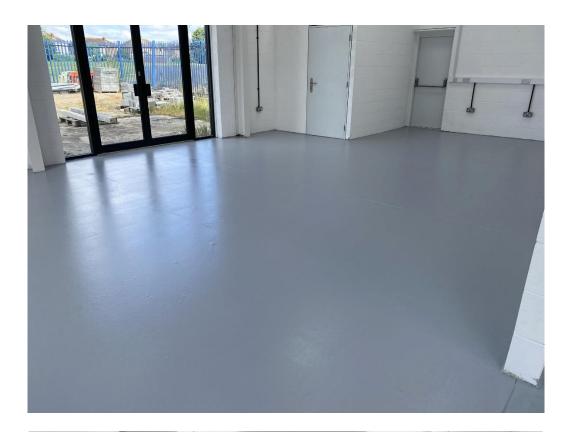
Strictly by appointment through this office.

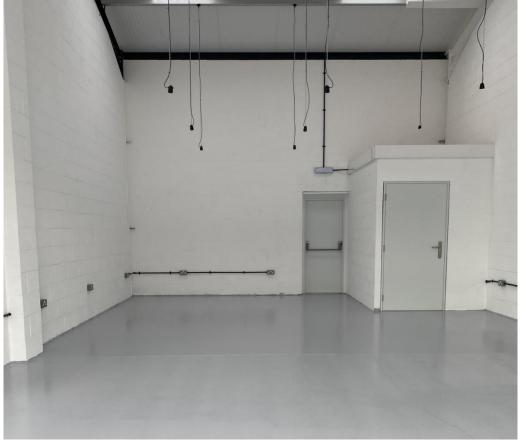
Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook
 Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
 Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 2. The photographs show only parts of the property as they appeared at the time taken.
- 3. Any areas, measurements and distances given are approximate only.
- 4. Photos are for illustration purposes only.

Ref: 1040 (Version 2) Prepared: 25th June 2024

COMMERCIAL







COMMERCIAL



