



## 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**

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## 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 incoming tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Costs

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

## Viewing

Strictly by appointment through this office.

## Important Notice

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3. Any areas, measurements and distances given are approximate only.
4. Photos are for illustration purposes only.

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