



## 31 Gibson Street, Newbiggin-by-the-Sea NE64 6UY

- Ground Floor Retail Unit
- Suitable for a Variety of Uses
- Previously a Pet Supplies Shop
- Floor Area 34.69 sq. m (373.40 sq. ft.)
- Good Passing Trade
- New Flexible Lease Terms

**Rent: £6,000 per annum**

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## Location

The unit is located on Gibson Street in Newbiggin by-the-sea.

Newbiggin by-the-Sea is a coastal town in south east Northumberland. The town and the coastline have recently enjoyed a project of rejuvenation.

## Description

The unit is situated on the ground floor of a mid-terraced two storey property under a pitched slate roof. It is within a small parade of shops with ample parking directly outside.

## Accommodation

The unit is available with vacant possession having previously traded as a pet supplies shop.

The total floor area is circa 24.08 sq. m (259.19 sq. ft.)

Area	sq. m.	sq. ft.
Retail Area	20.68	222.59
Store	14.01	150.80
Total	34.69	373.40

## Tenure

Leasehold – A new lease is available with terms and conditions to be agreed.  
Incentives are available.

## Rent

£6,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is £1,950

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

1. 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.

Ref I096

Prepared 19<sup>th</sup> September 2024





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