



## 64 Queen Street, Amble, Northumberland NE65 0DD

- Two Storey Retail Unit
- Former Sandwich / Deli
- Town Centre Location
- Two Storey Unit 65 sq. m. (705 sq. ft.)
- Suitable for a Variety of Uses
- Well Presented with Excellent Frontage

**Rent: £8,880 per annum**

# COMMERCIAL

## Location

Amble is a popular north east coastal village with a sizeable local community which swells in the summer months due to the tourist trade. Queen Street is a main thoroughfare and the main trading location in Amble Village

## The Property

The unit occupies a ground and first floor position of a two-storey mid terraced property with pitched slate roof. The net internal area is circa 705.25 sq. ft. (65.52 sq. m.) made up of open plan retail/prep area and W.C on the ground floor with office/storage on the first floor.

The unit formerly traded as a sandwich/deli but would suit a variety of different use classes subject to the correct planning.

Area	sq. m.	sq. ft.
Ground Floor		
Retail	31.67	340.89
W/C	2.77	29.81
<b>First Floor</b>		
Office/Store	31.0	333.68
<b>Total</b>	<b>65.52</b>	<b>705.25</b>

## Tenure

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

## Rent

£8,880 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £8,500.

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

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3. Any areas, measurements and distances given are approximate only.

**Ref: I056 (Version 1)**

**Amended: 20<sup>th</sup> August 2024**

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