



## Rear of 26-28 Newgate Street, Morpeth, Northumberland NE61 1BA

- Ground Floor Retail Unit
- Affluent Central Location
- Ample Free Parking Opposite
- Two Entrances
- Floor Area 90.8 sq. m. (977 sq. ft.)
- Excellent Footfall
- Recently Constructed
- Electric Roller Shutters

**Rent £27,500 per annum**

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## Location

The unit is centrally located adjacent the bus station with two entrances, one of which is the walk way that joins Newgate Street. With the multi million pound Sanderson Arcade shopping centre well established and a Morrisons Supermarket Morpeth is a bustling Market town. Morpeth is approx. 11 miles from Newcastle upon Tyne city centre and is also in close proximity to the A1 which serves as the main arterial route to the north and south.

## The Premises

The retail unit occupies the ground floor of a single storey mid terrace property. Internally it is well presented having recently been constructed, consisting open plan retail area, kitchen and W.C facilities. It would suit a variety of uses subject to the correct use class.

The floor area for the property is as follows:

Area	Sq. m.	Sq. ft.
Entrance	3.92	42.19
Retail	82.15	884.25
Kitchen	2.68	28.84
W/C	2.08	22.38
<b>Total</b>	<b>90.83</b>	<b>977.68</b>

## Rent

£27,500 per annum

## Tenure

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

## Rateable Value

The 2024 Rating List entry is Rateable Value £ TBA

## Conditions

In in-going Tenant is responsible for the lease costs £1,000 + vat (£1,200 inc vat)

## Viewing

Strictly by appointment through this office.

## 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.

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