COMMERCIAL



Retail | Office | Industrial | Land



18 Station Street, Bedlington Station NE22 7JN

- Ground Floor Retail Unit / Warehouse
- Excellent Footfall & Passing Trade
- On Street Parking

- Floor Area 95.2 sq. m. (1,024.72 sq. ft.)
- Suitable for a Variety of Uses
- New Flexible Lease Terms

Rent: £7,000 per annum

Ground Floor, Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB T: 0191 212 0000 E: commercial@rookmatthewssayer.co.uk www.rookmatthewssayer.co.uk



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Location

Bedlington Station is a suburb of the town of Bedlington which is a growing suburban area in the south of Northumberland. Bedlington is around 12 miles north of Newcastle upon Tyne and the town of Morpeth and Blyth are 6 miles and 4 miles respectively. Station Street has a collection of small independent retailers including convenience store, takeaways etc

Description

A ground floor mid terrace retail unit, consisting retail area, warehouse and W/C facilities. The unit would suit a variety of uses subject to the correct use class.

Floor Area

95.2 sq. m. (1,024.7 sq. ft.)

Tenure

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

Rent

£7,000 per annum (paid monthly in advance £583.33)

Deposit

£1,333.32

Costs

Lease costs & ID checks £1,250 plus vat (£1,500 inc vat)

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand circa £450 payable in February. The tenant is responsible for obtaining their own contents insurance.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,350

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

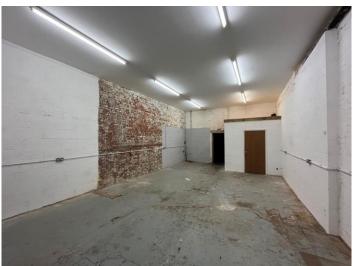
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- 2. The photographs show only parts of the property as they appeared at the time taken.
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