



Former Coliseum, New Market, Morpeth, NE61 1PS
£40,000 Per Annum

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TO LET £40,000 pa

Spacious First Floor Commercial Premises, suitable for a Variety of Uses STPP.

Ground Floor Reception with Lift Access

Gross Internal Area 617.30 sqm (6,645 sqft)

LOCATION

The property is located in Morpeth which is a market Town in Central Northumberland. Newmarket is a mixed retail / commercial area. The property which is situated above licenced premises lies adjacent to two Public Car Parks.

DESCRIPTION

The property comprises spacious first floor premises which is accessed via a ground floor reception. The property benefits from having lift access.

ACCOMODATION

The Gross Internal Area (GIA) is as follows:

Total - 617.30SqM (6,645SqFt)

PLANNING

The property has potential for a variety of commercial uses subject to receipt of planning permission. Interested parties should contact The Local Planning Authority at Northumberland County Council for further information.

RATING LIABILITY

The property is not currently assessed for Business Rates.

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI)

lease for a minimum lease term of 5 years.

RENT

The property is available at an initial rent of £40,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

Full Details Upon Request

LEGAL COSTS

Each party will be responsible for their costs in the transaction.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWINGS

By appointment with RA Jackson & Son LLP

Directions

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	