

On the Instructions of Boots Plc | 10 Paikes Street | Bondgate Within | Alnwick | NE66 1HX

Prominent Retail Unit | To Let

Location

Alnwick is an affluent market town located in Northumberland, 35 miles to the north of Newcastle, on the southern bank of the River Aln.

The town is the home of Alnwick Castle and has an estimated population of 8,000. Alnwick benefits from a strong retail provision with a good blend of national, regional and local operators.

Description

The subject unit is located in a prominent corner position fronting Paikes Street and Bondgate, WH Smith and Superdrug are situated directly opposite.

Paikes Street also benefits from on street free parking and a dual frontage with pedestrian access from Fenkle Street.

Other nearby national retailers include Costa Coffee, Greggs and the primary Boots store.

Lease

The premises are currently held on an effective FRI lease expiring 30 March 2026, at a current rental of £25,750 per annum exclusive.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross frontage	5.66 m	17 ft 9 ins
Ground floor	125.80 Sq.m	1,354 Sq.ft
Basement	20.70 Sq.m	222 Sq.ft

Terms

A sublease is available until 2026 at a reduced level of rent or alternatively a new lease can be negotiated with the superior landlord, subject to acceptable terms.

EPC

Further details available upon request. C 65.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £15,250. For rates payable please refer to the Local Charging Authority, Northumberland County Council - 0345 600 6400.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Contact

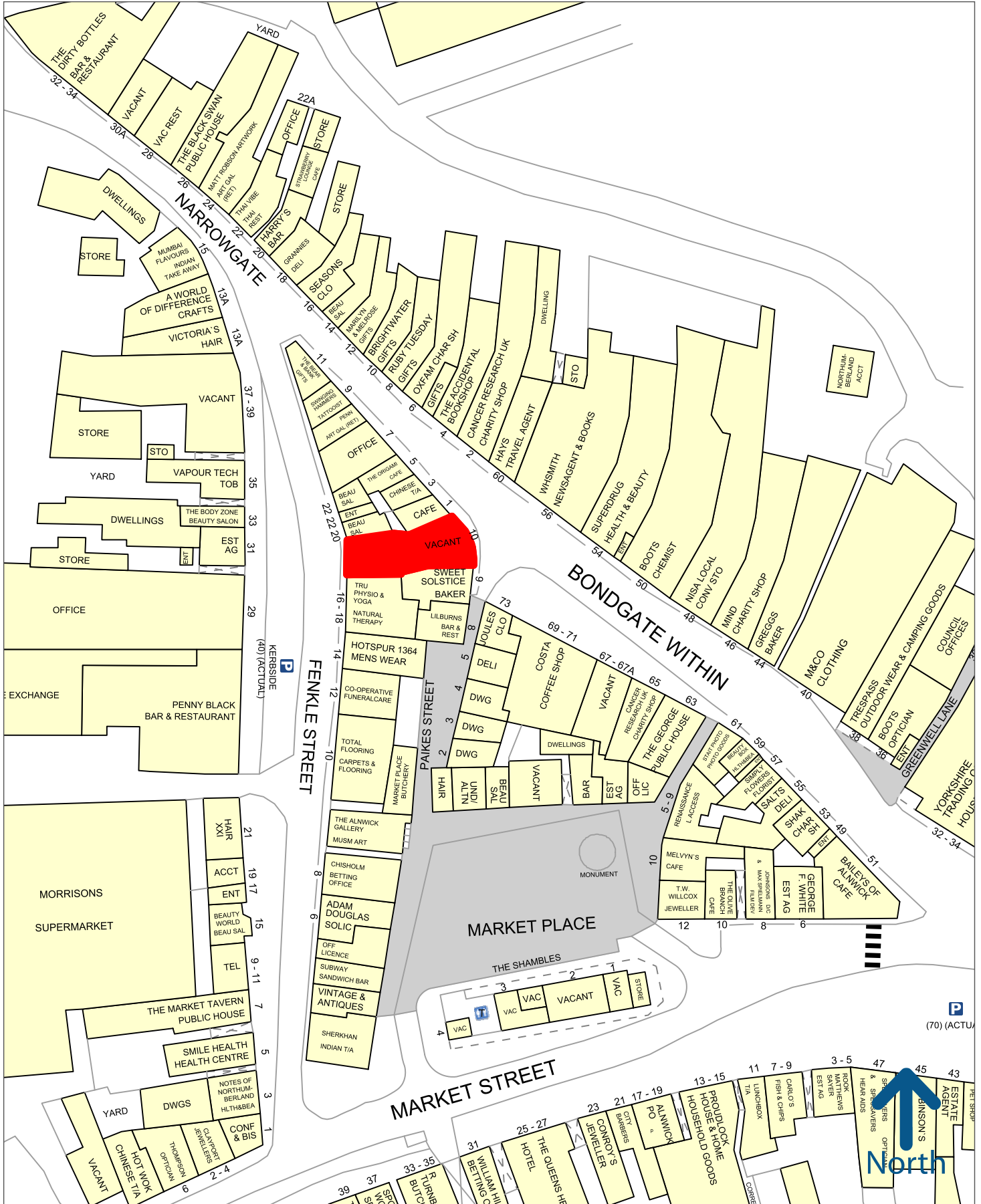
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VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyer/Funder/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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