

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 NEWGATE STREET MORPETH NORTHUMBERLAND NE61 1AL



RETAIL PREMISES TO LET

- Central location
- Suitable for alternative use
- Vacant possession
- Large unit

£17,500 Per Annum (Exclusive)

7 NEWGATE STREET MORPETH NORTHUMBERLAND NE61 1AL

Retail premises available to let with immediate vacant possession.

The unit has most recently been used as a bakery and pork butchers, located in Morpeth town centre with good footfall.

Asking rent - £17,500 per annum, payable monthly in advance.

FRONT SHOP

13'6" x 35'11" (max) (4.14m x 10.96m (max))

Access to cellar.

OFFICE

9'10" x 13'11" (max) (3.0m x 4.25m (max))

PREPARATION AREA

11'5" x 15'7" (irregular shape) (3.48m x 4.75m (irregular shape))

BAKERY

16'3" x 55'6" (max) (4.96m x 16.92m (max))

REAR BUTCHERY AREA

27'0" x 16'4" (max) (8.24m x 4.98m (max))

SIDE STAFF ROOM

8'10" x 14'7" (irregular shape) (2.71m x 4.45m (irregular shape))

Access to cellar.

FIRST FLOOR STORE ROOM (FRONT)

16'0" x 8'2" (4.9m x 2.5m)

STORE ROOM (REAR)

16'4" x 10'9" (plus alcove) (5.0m x 3.3m (plus alcove))

EXTERNAL

Rear yard. WC's.

STORE ROOM

12'9" x 29'2" (3.9m x 8.9m)

Stairs to first floor store room./

FIRST FLOOR STORE ROOM

27'0" x 16'4" (8.24m x 4.98m)

CELLAR

13'3" x 20'6" (4.04m x 6.27m)

RATEABLE VALUE

£16,750

PLANNING

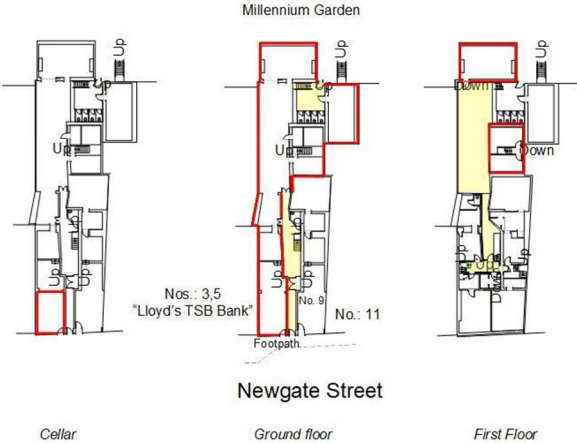
The property has potential for an alternative use subject to Planning and Building Regulation approval.

LEASE TERMS

The property is available by way of a Fully Repairing and Insuring Lease. Lease terms negotiable.

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FLOORPLAN




EPC

To be confirmed.


VIEWING ARRANGEMENTS

Strictly by appointment through our Morpeth Office (01670) 513533 - Option 2.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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