

# 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

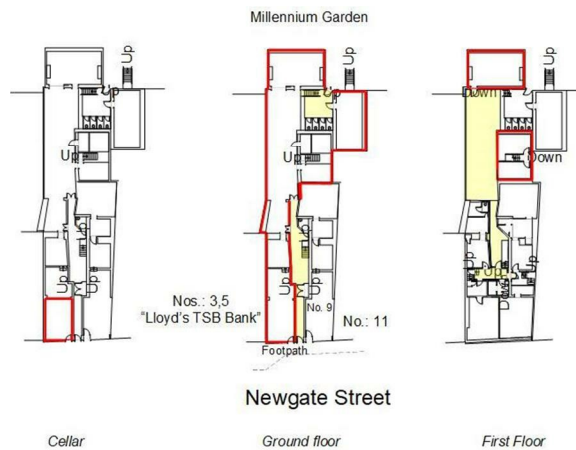
The property has potential for an alternative use subject to Planning and Building Regulation approval.

## 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

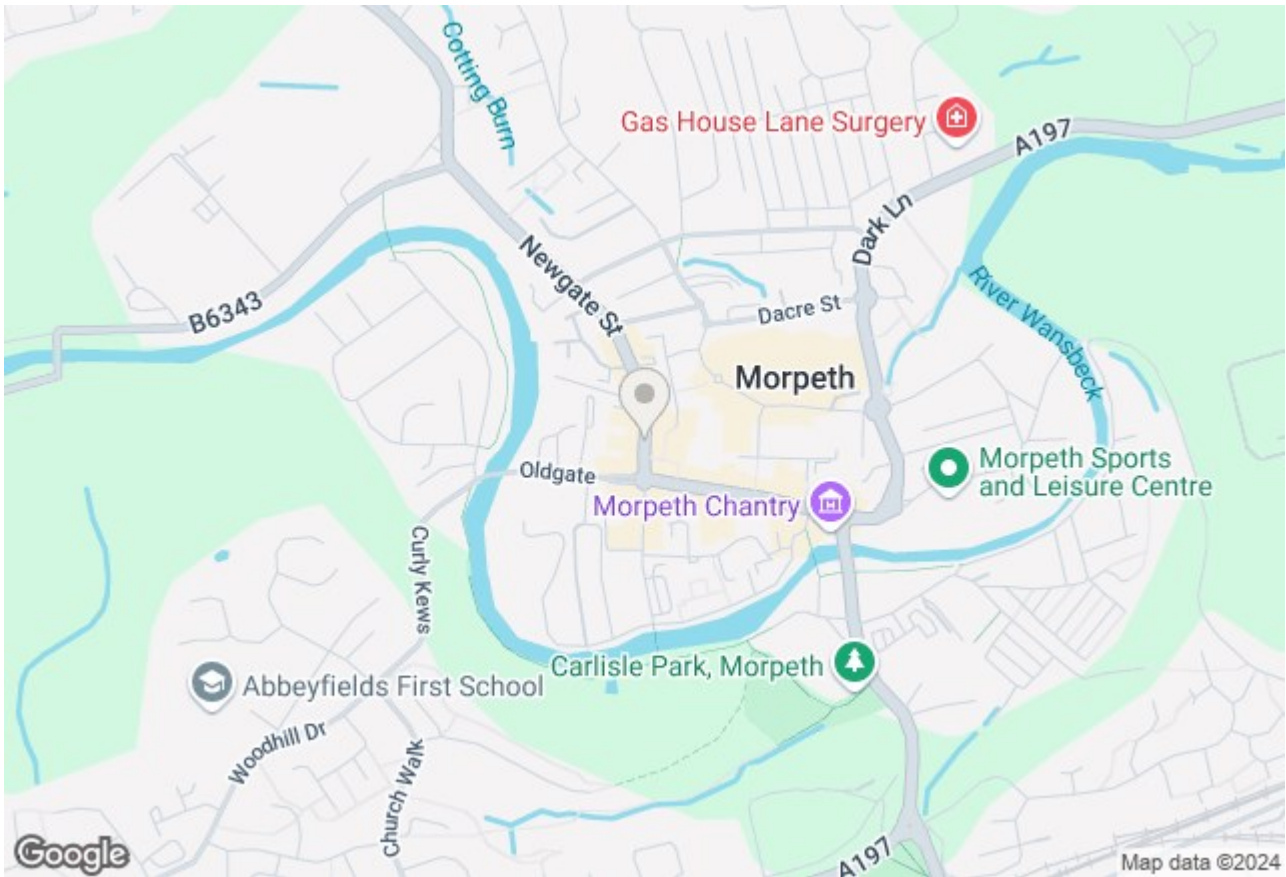
Strictly by appointment through our Morpeth Office (01670) 513533 - Option 2.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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