

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

REAR 7 NEWGATE STREET MORPETH NORTHUMBERLAND NE61 1AL



RETAIL PREMISES TO LET

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

£450 PCM (exclusive)

REAR 7 NEWGATE STREET MORPETH NORTHUMBERLAND NE61 1AL

Former bakery and ancillary storage to let with immediate vacant possession.

The unit was previously used as a bakery, located in Morpeth town centre.

The premises are available for a number of uses, but primarily storage.

Asking rent - £450 per calendar month payable monthly in advance.

PREPARATION AREA

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

FORMER BAKERY

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

FORMER BUTCHERY AREA

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

FORMER STAFF ROOM

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

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)

RATEABLE VALUE

To be assessed.

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.

FLOORPLAN



EPC


To be confirmed.


VIEWING ARRANGEMENTS

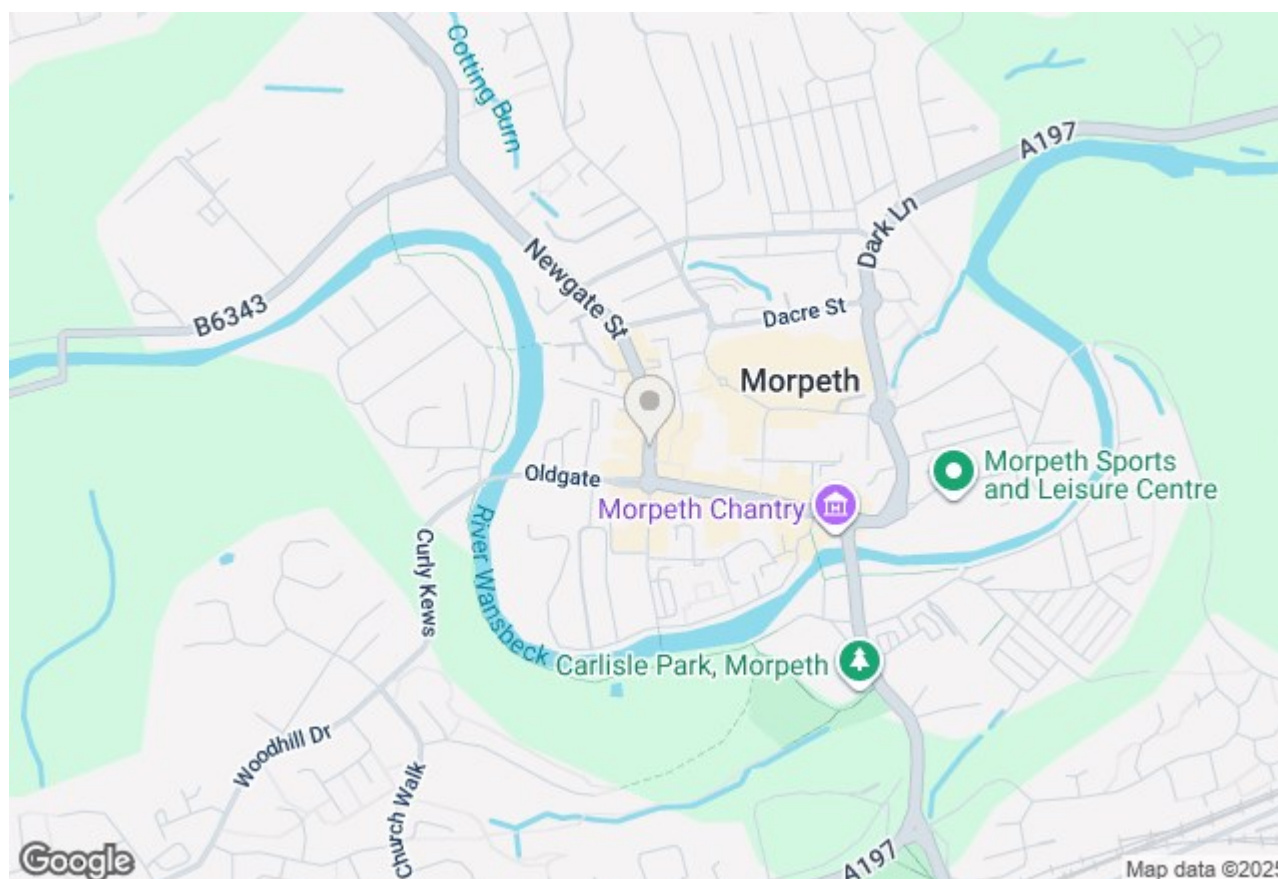
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Strictly by appointment through our Morpeth Office (01670) 513533 - Option 2.



| 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 |  |

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



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