



## 19 Newgate Street, Morpeth, Northumberland NE61 1AW

- Vacant Retail Unit
- Floor Area 65.61 sq. m. (706.3 sq. ft.)
- New Flexible Lease Terms
- Excellent Passing Trade
- Town Centre Location
- On Street Parking

**Rent: £14,000 per annum**

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## Location

With the multi million pound Sanderson Arcade shopping centre now well established Morpeth is now a bustling Market town. The subject property is situated centrally within Morpeth which is also considered to be a sought after residential town. Morpeth is approx. 11 miles from Newcastle upon Tyne city centre and is also in close proximity to the A1 which serves as the main arterial route to the north and south.

## Description

We are pleased to present to the market this ground floor retail unit, located within an attractive three-storey mid-terrace property featuring a pitched slate roof. The unit offers a floor area of approximately 65.61 sq. m. (706.3 sq. ft.), comprising a front retail area, a rear workshop/store, and external W/C facilities.

Currently operating as a Shoecare business, the unit is being offered with vacant possession, providing an excellent opportunity for a variety of retail uses.

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

£14,000 per annum

## Fees

The ingoing tenant is responsible for the landlords and agents fees.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £10,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref:** H718 (Version 2)

**Amended:** 04<sup>th</sup> March 2025



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