



## 42 – 48 Front Street West, Bedlington NE22 5UB

- First Floor Retail Unit / Office
- Excellent Footfall & Passing Trade
- On Street Parking
- Floor Area 278 sq. m. (2,995 sq. ft.)
- Suitable for a Variety of Uses
- New Flexible Lease Terms

**Rent £8,000 + Vat per annum (Year 1)**

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## Location

Bedlington is a relatively busy market town in Northumberland with a good amount of footfall and passing traffic to the Front Street commercial parade. The subject property lies to the middle of Front Street and is easily accessible. There are public parking spaces to the front.

## Description

The space occupies the whole of the first floor of a two storey detached sandstone building with pitched slate roof.

The unit was previously used as a snooker club and still retains the bar in the centre of the room.

We feel the space would be ideal for use as a gym, dance studio, children's nursery or any business that needs a large open plan area.

The property is fitted to a fair standard but as stated it still retains the bar, this could be removed if required.

To the ground floor the private entrance door opens onto a stairwell which leads directly onto a small landing. There are two doors off the landing both leading to separate parts of the open plan room.

## Ancillary Area's

The property benefits from both male and female w/c facilities as well as additional office space and small kitchen. There are stairs to the rear of the property leading to a former beer cellar with doors on to street level.

Area	Sq. m.	Sq. ft.
<b>First Floor</b>		
Main room	234.62	2,525.4
Kitchen	5.86	63.07
Office	6.09	65.55
Mens W.C	7.56	81.37
Ladies W.C	8.06	86.75
<b>Basement</b>		
Store	16.12	173.51
<b>Total</b>	<b>278.31</b>	<b>2,995.65</b>

## Tenure

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

## Rent

£8,000 + Vat per annum (Year 1)

## Deposit

£1,500

## Costs

Lease costs & ID checks £1,250 plus vat (£1,500 inc vat)

## Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £7,750

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

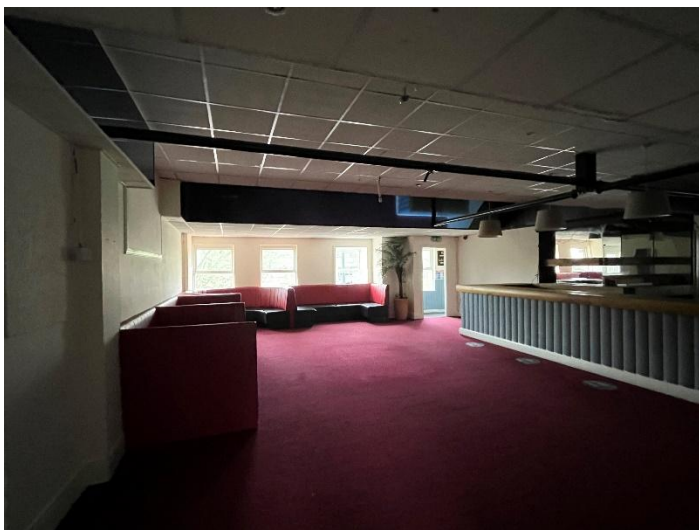
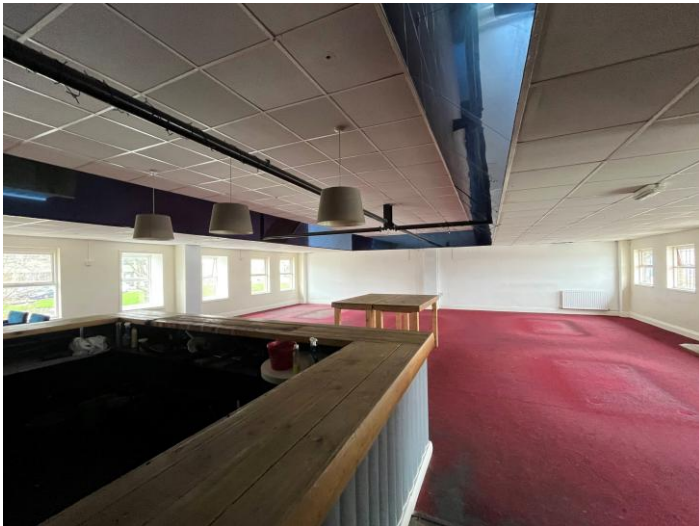
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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

**Ref: H972 (Version 2)**

**Amended 08<sup>th</sup> January 2025**



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