



18 Station Street, Bedlington Station NE22 7JN

- Ground Floor Retail Unit / Warehouse
- Excellent Footfall & Passing Trade
- On Street Parking
- Floor Area 95.2 sq. m. (1,024.72 sq. ft.)
- Suitable for a Variety of Uses
- New Flexible Lease Terms

Rent: £8,000 per annum

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Location

Bedlington Station is a suburb of the town of Bedlington which is a growing suburban area in the south of Northumberland. Bedlington is around 12 miles north of Newcastle upon Tyne and the town of Morpeth and Blyth are 6 miles and 4 miles respectively. Station Street has a collection of small independent retailers including convenience store, takeaways etc

Description

A ground floor mid terrace retail unit, consisting retail area, warehouse and W/C facilities. The unit would suit a variety of uses subject to the correct use class.

Floor Area

95.2 sq. m. (1,024.7 sq. ft.)

Tenure

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

Rent

£8,000 per annum (paid monthly in advance £666.66)

Deposit

£1,333.32 (2 months rent)

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 circa £450 payable in February. 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 £4,350

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.

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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