



80A Front Street, Prudhoe, Northumberland NE42 5PU

- First & Second Floor Retail/Office
- Town Centre Location
- Suitable for a Variety of Uses (stpp)
- Excellent Passing Trade
- Floor Area 130.4 sq. m. (1,404 sq. ft.)
- Presented to a High Standard
- Free Parking Nearby
- New Lease Terms Available

Rent £9,600 per annum

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Location

The property is located on the main road running through the centre of Prudhoe with various other local independent retailers. The main road position provides good footfall and passing trade and free parking within the immediate vicinity also helps to achieve a good level of custom. Prudhoe is a small town in the south of Northumberland situated just south of the River Tyne and around 12.5 miles west of Newcastle upon Tyne and Gateshead centres.

The Premises

We are delighted to offer to the market this first/second floor office/retail space, set within a two storey mid-terrace property, on the main road.

The unit is presented to a high standard with double glazing and gas central heating.

The unit was previously used as an accountants but would suit a variety of uses subject to the correct use class.

Floor Area

Area	Sq. m.	Sq. ft.
First Floor	88.55	953.14
Second Floor	41.89	450.90
Net Internal	130.4	1,404

Rent

£9,600 per annum

There will be rent reviews at Years 2 & 4.

Lease

A new lease term is available, subject to negotiation.

Rateable Value

The 2024 Rating List entry is Rateable Value £ TBC

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.

Viewing

Strictly by appointment through this office.

Important Notice

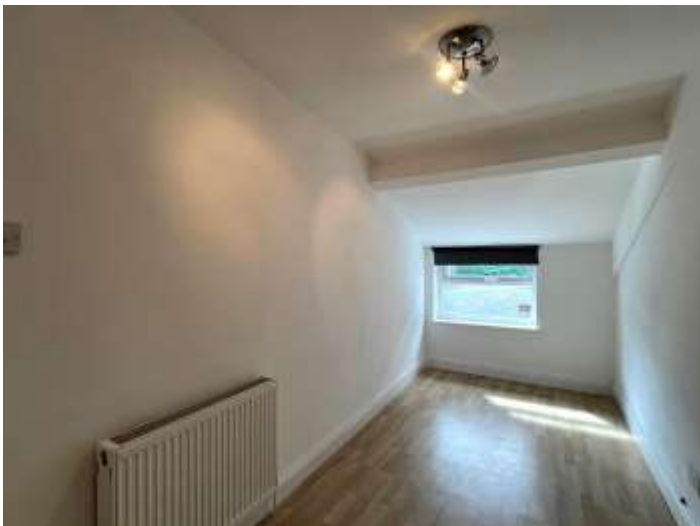
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