



## 19a Station Street, Bedlington Station NE22 7JN

- Ground Floor Retail Unit
- Excellent Footfall & Passing Trade
- On Street Parking
- Floor Area 50 sq. m. (538 sq. ft.)
- Suitable for a Variety of Uses
- New Flexible Lease Terms

**Initial Rent: £6,000 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, small kitchen, and W/C facilities. The unit would suit a variety of uses subject to the correct use class.

## Floor Area

50 sq. m. (538 sq. ft.)

## Tenure

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

## Rent

£6,000 per annum (paid monthly in advance £500)

## Deposit

£1,000 (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 incoming 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 TBC

## Important Notice

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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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