



Ravensworth House

Ravensworth Street, Bedlington Station NE22 7JP

- First Floor Office Suite
- Excellent Footfall & Passing Trade
- Flexible Lease Terms
- Floor Area 143.8 sq. m. (1,547 sq. ft.)
- Suitable for a Variety of Uses
- On Street Parking

Initial Rent: £7,800 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

The office space is located on the first floor of a two storey mid terrace property with pitched slate roof.

Area	Sq. m.	Sq. ft.
Reception	17.56	189.01
Lobby	7.74	83.31
Office	17.00	182.98
Office	13.94	150.04
Office	20.88	224.75
Office	35.91	386.53
Office	14.30	153.92
Kitchen	12.15	130.78
Store	1.67	17.97
W/C	2.67	28.41
Total	143.79	1,547.74

Tenure

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

Initial Rent

£7,800 per annum

Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £ 6,500

If 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: I194

Prepared 11th March 2025

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