



1 Market Place, Bedlington, Northumberland NE22 5TN

- Two Storey Mid Terrace Commercial Unit
- Total Floor Area of 875 sq. ft. (81.29 sq. m.)
- New Lease Terms Available
- Formerly a Tattoo Shop
- Suitable for a Variety of Uses
- Prominent Town Centre Location
- Zero Business Rates (if eligible)

Rent: £7,500 per annum

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Location

The unit is located in a relatively busy market town in Northumberland, known for its strong sense of community and growing local economy. The town benefits from a good level of footfall and steady passing traffic, particularly along the Front Street commercial parade, which serves as the main retail and service hub for the area. The subject property occupies a prominent and central position on Market Place, offering excellent visibility and accessibility. Nearby occupiers include a mix of national retailers, independent businesses, and essential local services, contributing to a vibrant trading environment.

The Premises

The property comprises a mid-terrace, two-storey sandstone building with a pitched roof. The ground floor offers an open-plan retail area, kitchen, office, and W/C facilities, while the first floor provides additional office accommodation. Most recently occupied by a tattoo studio, the unit is suitable for a range of alternative uses, subject to the appropriate planning and use class consents.

Accommodation

Area	sq. m.	sq. ft.
Ground Floor		
Retail Area	27.97	301.06
Office	8.96	96.44
Kitchen	8.35	89.87
W.C	2.47	26.58
First Floor		
Office	8.33	89.66
Office	15.06	162.10
Office	10.15	109.25
Total	81.29	874.96

Rent

£7,500 per annum

Fees

The ingoing tenant is responsible for preparation of the lease.

Tenure

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

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £6,700

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.

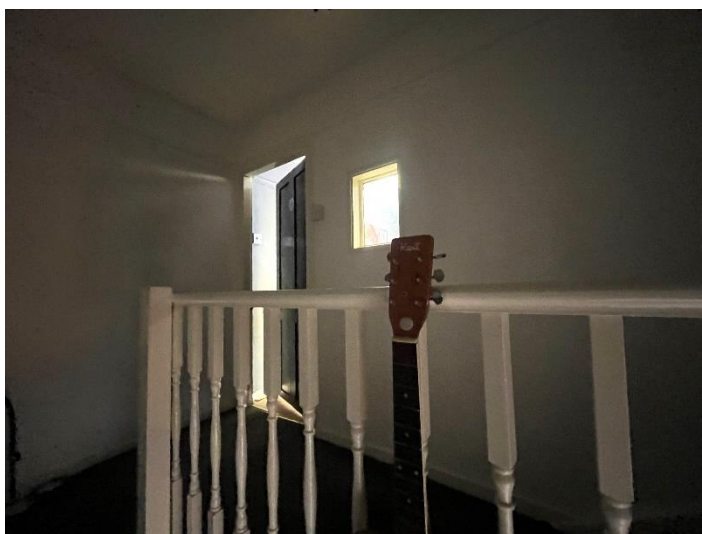
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared: 22nd May 2025

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