



90 Front Street East / 1 Vicarage Gardens, Bedlington, Northumberland NE22 5AE

- Freehold mixed-use investment opportunity
- Spacious three-bedroom flat 115 sq m (1,238 sq ft), currently tenanted
- Ground floor retail/office unit 131.6 sq. m. (1,416 sq ft), currently vacant
- Rental Income from flat £9,900 per annum
- Prominent position on Bedlington's main High Street
- Well-presented substantial detached property
- Ample parking along side elevation
- Project EV untethered dual socket electric vehicle charger

Freehold: Offers in Excess of £199,950

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Location

The property occupies a prominent and highly visible position on Bedlington's main High Street, at the heart of a mixed-use commercial and residential area. The property enjoys direct frontage onto the town's principal retail route, benefiting from regular footfall and strong local visibility.

Bedlington is a well-established Northumberland town, approximately 10 miles north-east of Newcastle, with excellent access via the A1 and regional road links. The town is also benefiting from ongoing regeneration projects, including the reinstatement of the Bedlington rail station as part of the Northumberland Line.

Front Street East forms part of the town centre's core retail and service area, surrounded by independent traders, cafés, and local amenities. The location offers easy access to supermarkets, schools, health facilities, and public transport — making it an attractive mixed-use investment opportunity in a well-connected and thriving town centre.

Description

We are delighted to bring to the market this substantial detached red brick property, under a pitched slate roof, prominently positioned with ample parking along the side elevation complete with EV charger.

The ground floor comprises a vacant retail/office unit extending to approximately 131.6 sq m (1,416 sq ft). The accommodation is well laid out, providing an open-plan retail/office area, reception, two private offices, store room, kitchen, WC, disabled WC facilities, and an external store. The space is currently owner-occupied but will be sold with vacant possession.

The first floor houses a spacious three-bedroom flat, understood to extend to approximately 115 sq m (1,238 sq ft) (measurements taken from the EPC). The accommodation includes a kitchen/diner, living room, three bedrooms, and a bathroom. The flat is let on an Assured Shorthold Tenancy (AST), providing a stable residential income stream.

Overall, the property is well presented throughout and offers an excellent mixed-use investment opportunity, combining a ready-to-let commercial space with a tenanted residential flat above.

External

The property comes with a Project EV untethered dual socket electric vehicle charger.

Rental Income

90 Front Street East – Vacant
1 Vicarage Gardens – £9,900 per annum

Tenure

Freehold

Price

Offers in Excess of £199,950

Viewing

Strictly by appointment through this office.

Rateable Value (90 Front Street East, NE22 5AE)

The 2025 Rating List entry is Rateable Value £12,000

Council Tax Band (1 Vicarage Gardens, NE22 5AF)

Band A

Important Notice

- 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.
- The photographs show only parts of the property as they appeared at the time taken.
- 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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