

- Single-storey end-terrace commercial unit
- Net internal area 94.77 sq. m. (1,020 sq. ft.)
- Courtyard setting just off Front Street East
- Suitable for a variety of uses (subject to consent)
- Previously operated as an antique centre
- Extensive free communal parking directly outside
- Qualifies for small business rates relief potential



**66a Front Street East, Bedlington,
Northumberland NE22 5AB**

Rent: £7,500 per annum

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Location

66A Front Street East occupies a prominent yet private position just off Bedlington's principal retail thoroughfare, accessed via a courtyard setting immediately behind the established commercial frontage of Front Street East. The property benefits from a central town location whilst enjoying excellent levels of privacy, making it suitable for a variety of commercial, leisure, hospitality, studio, showroom or community uses.

The unit is situated within Bedlington town centre, surrounded by a mix of independent retailers, professional services, food and beverage operators and residential neighbourhoods, generating consistent local footfall and trade. Front Street East forms one of the town's main commercial routes and provides direct access to the wider Bedlington area and surrounding settlements including Choppington, Guide Post, Stakeford, Blyth, Ashington, Morpeth and Cramlington.

Access to the property is via a large surfaced courtyard providing generous on-site parking, loading and servicing space, a feature rarely available within town centre locations. The surrounding area is predominantly residential, with substantial housing developments and established neighbourhoods within easy walking distance, providing a strong local customer base.

Description

The property comprises a self-contained single-storey end-terrace commercial unit extending to approximately 94.77 sq. m. (1,020 sq. ft.). Occupying a prominent position within a private courtyard setting just off Front Street East, the premises provide flexible open-plan accommodation suitable for a variety of commercial occupiers.

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Internally, the accommodation is arranged predominantly as a spacious open-plan retail and display area benefiting from excellent natural light and a practical rectangular layout, allowing for efficient use of the floor space. The unit also incorporates ancillary staff facilities including a small kitchen and WC accommodation.

Most recently occupied as an antique centre and showroom, the property lends itself to a wide range of alternative uses, subject to any necessary statutory consents. Potential uses may include retail sales, showroom space, studio accommodation, offices, leisure, health and wellbeing, beauty treatments, café use (subject to consents), community uses, or other commercial activities. Externally, the property benefits from access to a large shared courtyard with generous communal parking immediately to the front of the premises, providing convenient customer and staff parking together with excellent loading and servicing facilities.

Rent

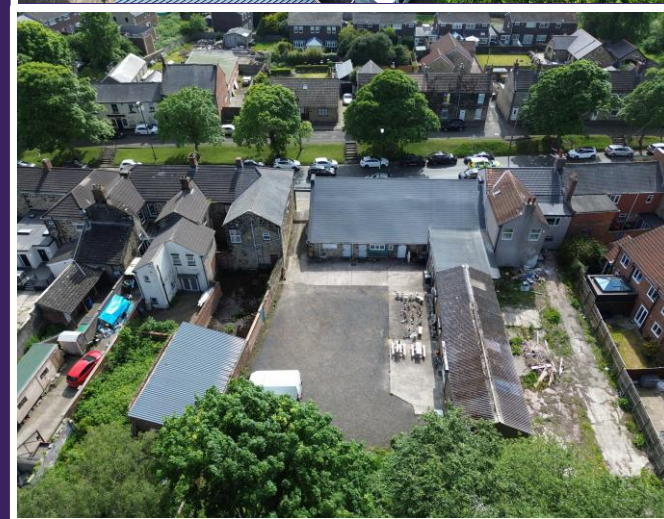
£7,500 per annum

Lease Terms

Leasehold - The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, subject to contract and satisfactory references. Further details are available upon request.

Insurance

The landlord will insure the site and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.



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Rateable Value

The 2026 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.

Viewing Arrangements

Strictly by appointment through this office.

Information 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.

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Prepared 02nd June 2026

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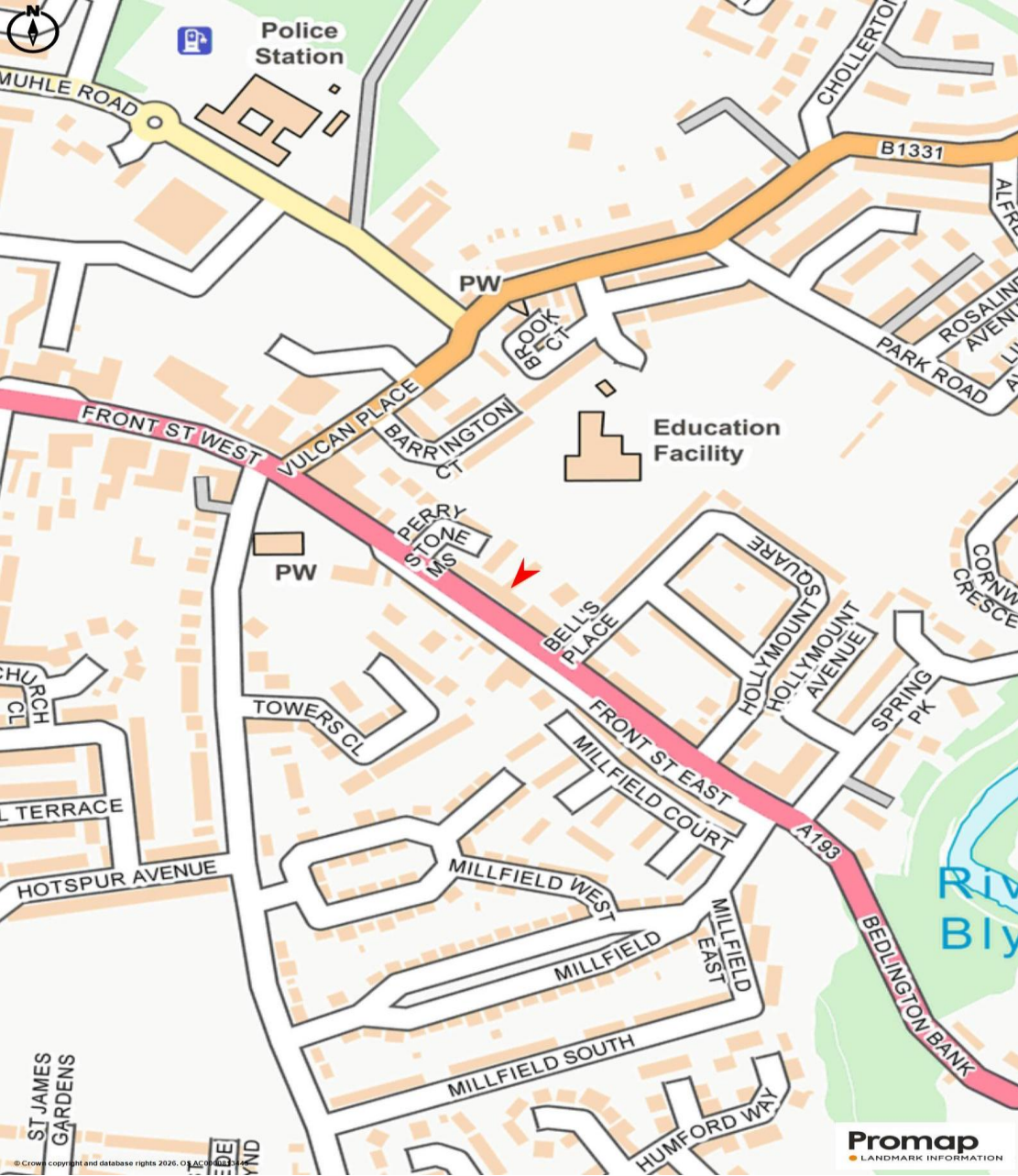
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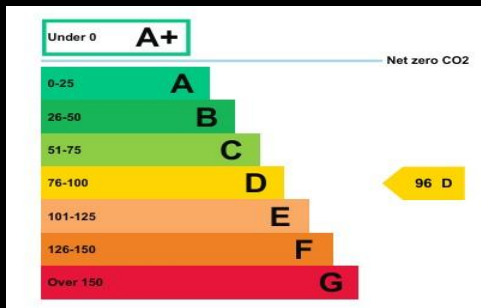




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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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