- Ground floor commercial premises
- Floor area 58.5 sq. m. (629.7 sq. ft.)
- Prominent town centre location
- Former café premises offered with full vacant possession
- Suitable for a variety of uses (stpp)
- Free on-street parking available directly outside



60b Front Street West,
Bedlington, Northumberland,
NE22 5UB

Rent: £9,840 + vat per annum

ROOK MATTHEWS SAYER





Location

The property occupies a prominent position on Front Street West, the principal retailing thoroughfare within Bedlington town centre. Bedlington is a well-established Northumberland market town located approximately 10 miles north of Newcastle upon Tyne and 4 miles south-east of Morpeth, benefiting from excellent road links via the A189 Spine Road and A1(M).
Front Street West forms the commercial heart of the town and accommodates a mixture of national, regional and independent occupiers including convenience retailers, food and beverage operators, professional services, financial institutions and local traders. The area benefits from consistent pedestrian footfall generated by the surrounding residential population, nearby public services and town centre amenities.

The subject property is situated in a busy retail parade and benefits from good visibility to passing pedestrians and vehicular traffic, together with nearby public car parking facilities. Surrounding occupiers include a variety of established retailers, service providers and leisure uses, contributing to a vibrant and diverse trading environment. Bedlington continues to benefit from ongoing residential growth and investment across the wider South East Northumberland area, supporting local retail and service sector demand.

Description

A well-presented ground floor commercial unit occupying a prominent position on Front Street West in the centre of Bedlington. Previously operated as a café, the premises will be offered with **vacant possession** and cleared of all tenant fixtures, fittings and equipment, providing an excellent blank canvas for an incoming occupier.

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK MATTHEWS SAYER

The accommodation extends to approximately 58.5 sq. m. (629.7 sq. ft.) and comprises a spacious open-plan retail/trading area, together with a kitchen/preparation area and WC facilities. The layout offers flexibility and could suit a variety of commercial uses, subject to the necessary planning consent and use class requirements.

The property benefits from an attractive stone-built frontage with prominent display windows, providing excellent visibility and natural light. Its central location places it amongst a mix of established local businesses, retailers, cafés and service providers, with good levels of pedestrian and vehicular traffic.

Floor Area
58.5 sq. m. (629.7 sq. ft.)

Rent
£9,840 + vat per annum

Deposit
3 Months' Rent Deposit required

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

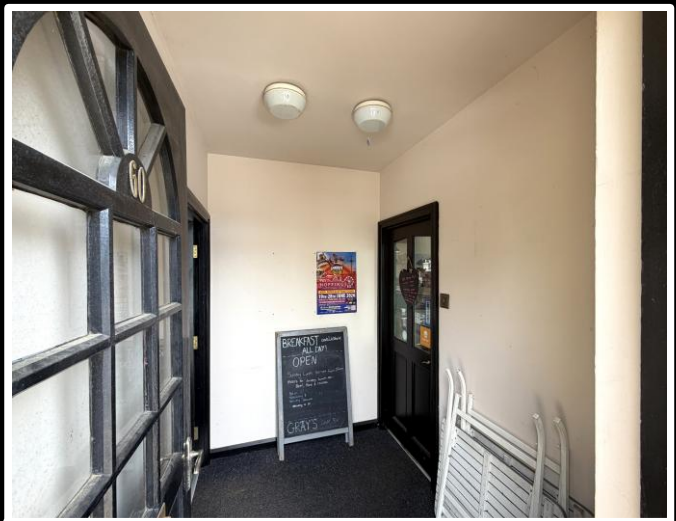
Lease Terms
Leasehold – A new lease is available, terms and conditions to be agreed.





www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK MATTHEWS SAYER





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

Rateable Value
The 2026 Rating List entry is Rateable Value £12,250

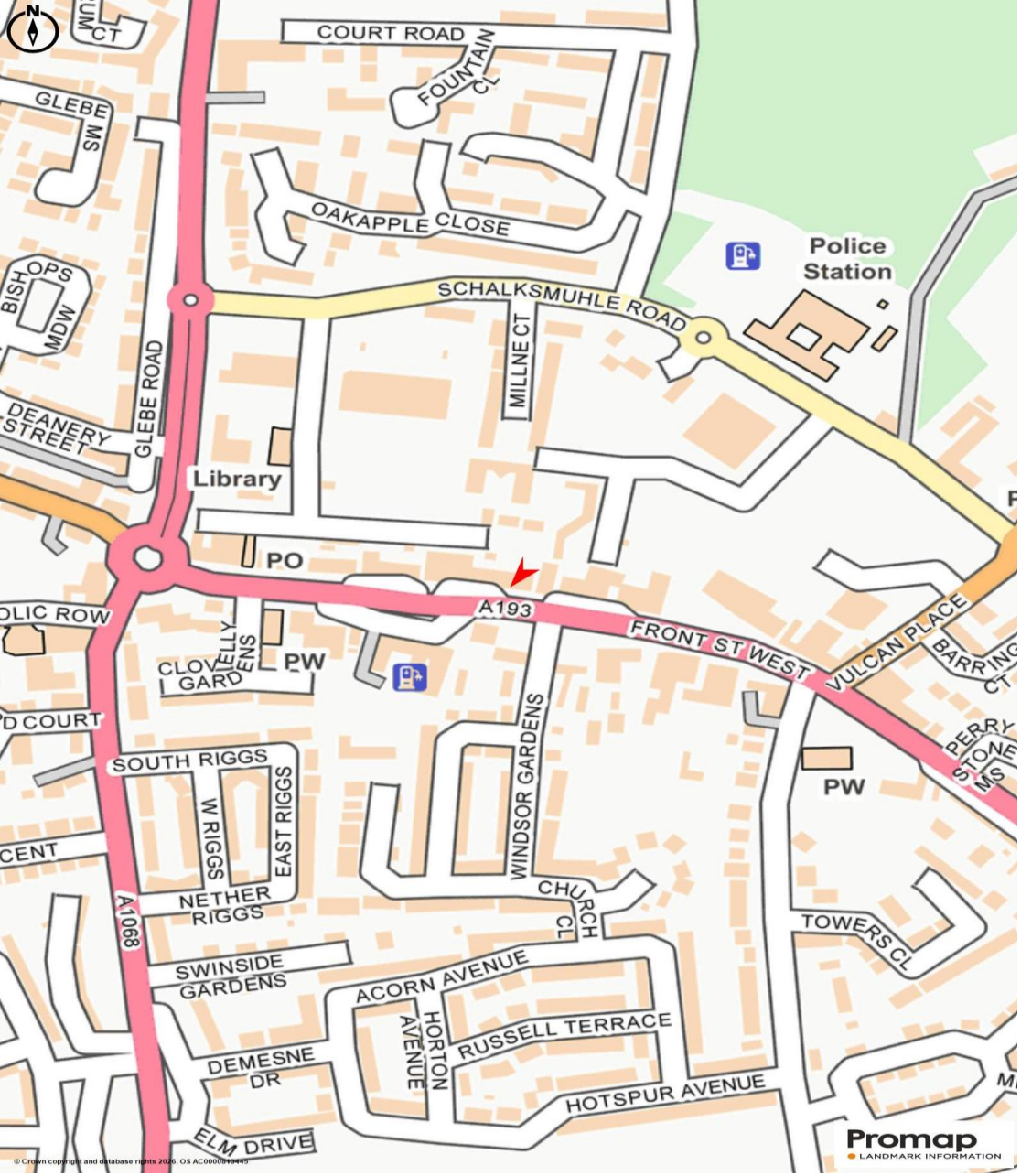
Viewing Arrangements
Strictly by appointment through this office.

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.

Ref I493 (Version 1)
Updated October 2026

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK MATTHEWS SAYER





www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

ROOK MATTHEWS SAYER



EPC RATING PENDING

Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make [illegible] or warranty whatever in relation to this property.

[illegible] tending 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 [illegible] ceeing the sale. [illegible] 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.

ROOK MATTHEWS SAYER