- 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

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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.

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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.





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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

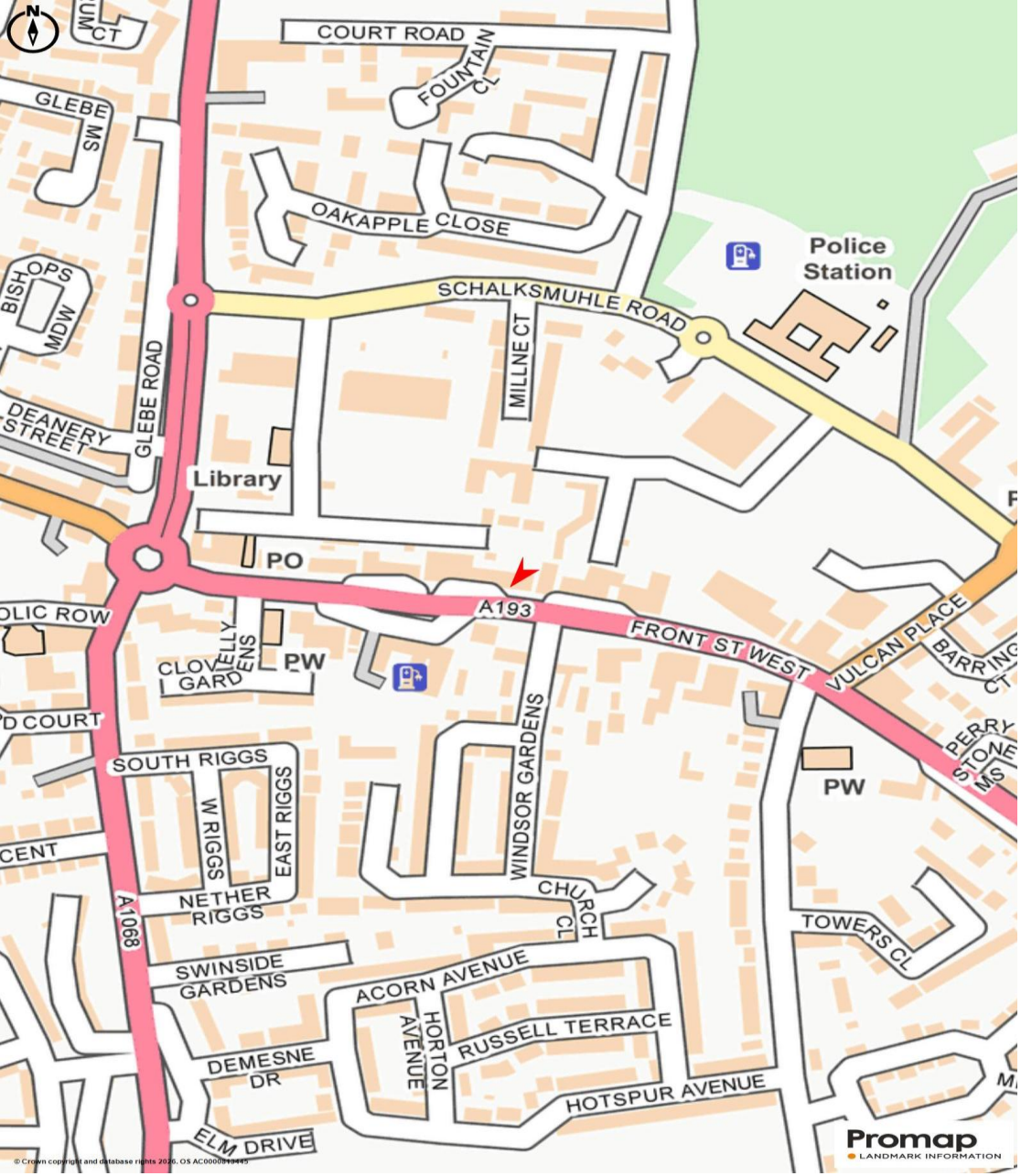
Viewing Arrangements
Strictly by appointment through this office.

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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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The Property Ombudsman

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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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