



- Ground floor commercial premises
- Floor area 77.75 sq. m. (836.9 sq. ft.)
- Prominent position within established shopping centre
- Air conditioning & Disabled WC facilities
- Large free carpark to the rear
- Suitable for a variety of uses (stpp)
- Potential 100% Small Business Rates Relief available

**22 Abbey Meadows,
Kirkhill Shopping Centre,
Morpeth, Northumberland NE61 2BD**

Rent: £11,000 per annum

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Location

The property occupies a prominent ground floor position within Kirkhill Shopping Centre, a well-established neighbourhood retail parade serving the surrounding residential areas of Morpeth. Situated at 22 Abbey Meadows, the unit benefits from a central location within the shopping centre, alongside a mix of local retailers, service providers and community amenities, generating regular pedestrian footfall throughout the day. Morpeth is the administrative centre of Northumberland and an affluent market town located approximately 15 miles north of Newcastle upon Tyne, with excellent road connections via the A1(M). The property is conveniently positioned within the popular Kirkhill residential estate, one of Morpeth's largest and most established housing areas, providing a strong local customer base and easy access for both residents and visitors. The surrounding area benefits from ample public parking, nearby schools, community facilities and public transport links, making the location suitable for a variety of retail, professional service, or other commercial uses.

Description

An excellent opportunity to acquire a well-presented ground floor commercial premises extending to approximately 77.75 sq. m. (836.9 sq. ft.), situated within the established Kirkhill Shopping Centre on the popular Abbey Meadows estate in Morpeth. The property is currently fitted out and operating as a pre-school with wrap-around childcare provision for under 5-year-olds, however it is being offered with vacant possession and provides flexible accommodation that could suit a variety of occupiers, subject to obtaining any necessary planning consent and the appropriate use class. The accommodation comprises a spacious open-plan main area, suitable for a range of commercial, educational, healthcare, office, retail or community uses, together with a kitchen/staff area, store room, WC facilities and a disabled-access WC. The property benefits from suspended ceilings with inset lighting, air conditioning units, modern sanitary facilities and a prominent frontage within a busy local shopping parade.

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Uses not permitted

Prospective tenants should note that, in order to protect the trading interests of existing occupiers within the shopping parade, the premises will not be available for the following uses: Chinese takeaway, Pizza takeaway, Dry cleaning services, Pharmacy/chemist, Unisex hairdressing salon, Barber shop.

Floor Area

77.75 sq. m. (836.9 sq. ft.)

Rent

£11,000 per annum

Fees

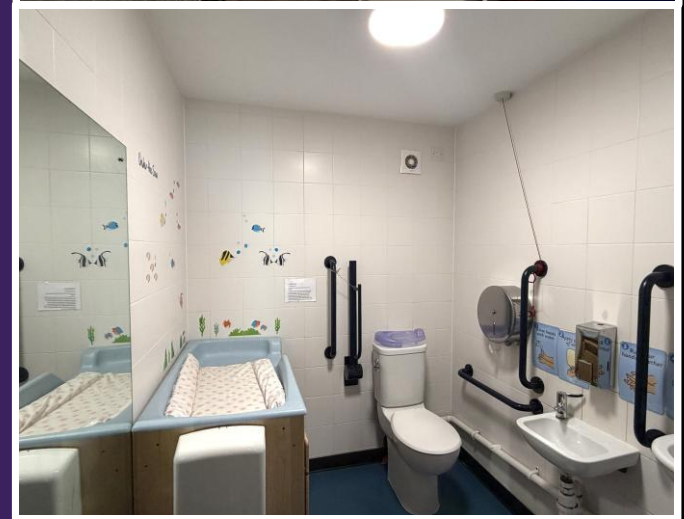
The ingoing tenant will be responsible for all costs associated with the assignment of the lease, including the landlord's and agents' fees, which are estimated to be in the region of £3,300.

Lease Terms

Leasehold – The premises are offered by way of assignment of the existing lease, which expires on 13th August 2029.

Use Class

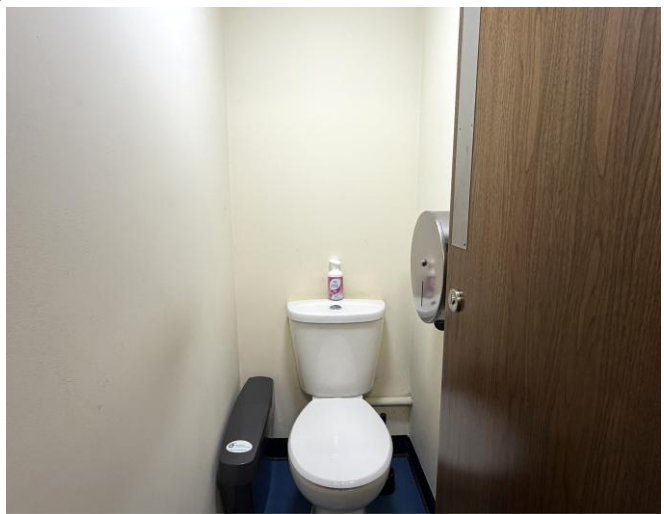
Planning permission was granted under reference 19/00740/COU on 8 March 2019 for the change of use from Sui Generis to Class D1 (Non-Residential Institution) for a pre-school with wrap-around care. Following amendments to the Use Classes Order in 2020, interested parties should make their own enquiries with the local planning authority regarding the current equivalent use class and any alternative uses that may be permitted.



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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 £8,200

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

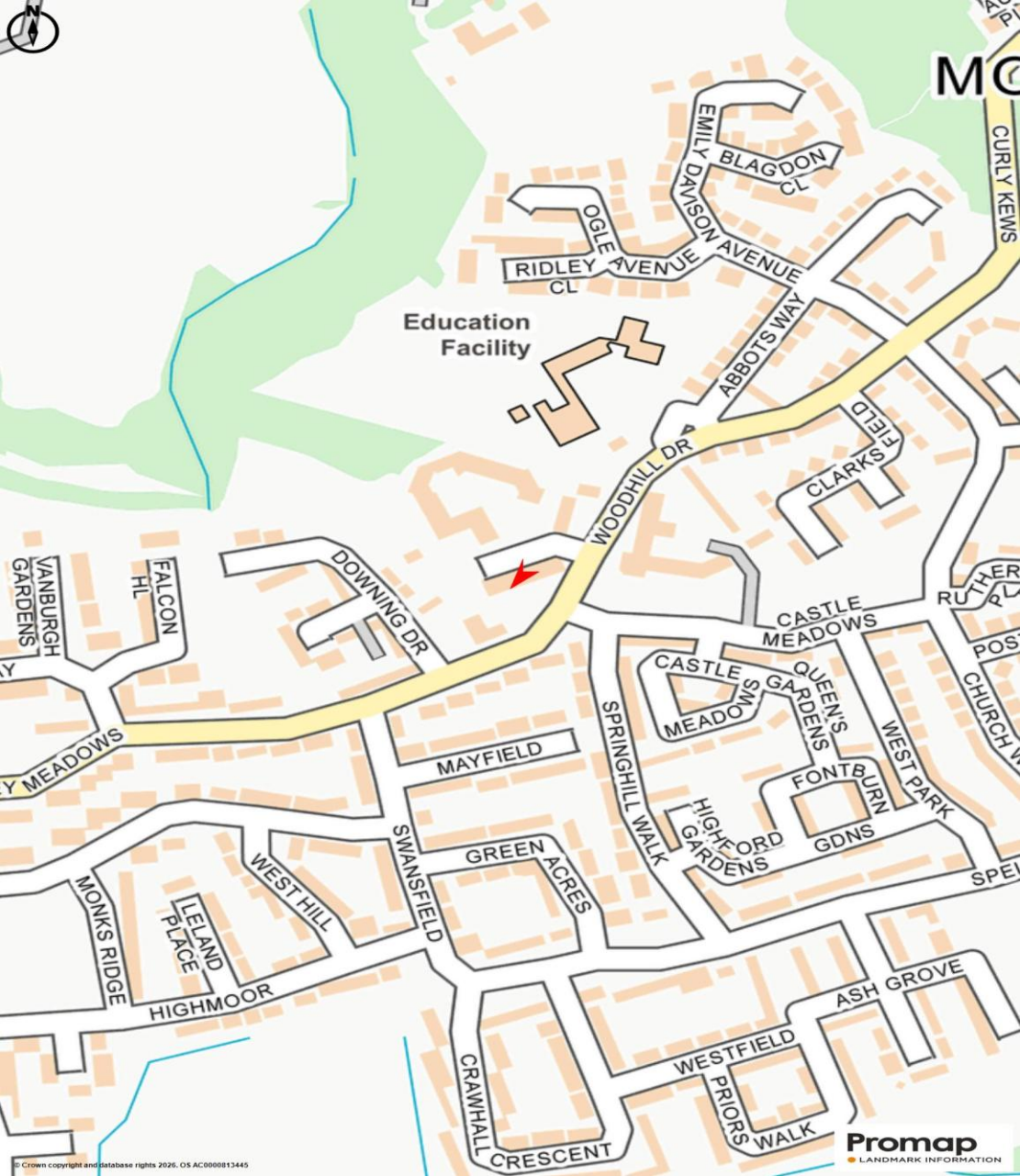
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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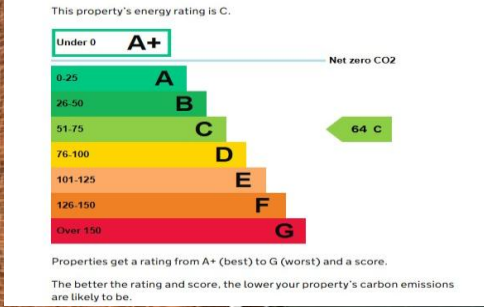




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