

# to let



*The industrial property specialists*

## DEPOT / YARD GAS HOUSE LANE MORPETH NORTHUMBERLAND NE61 1SR



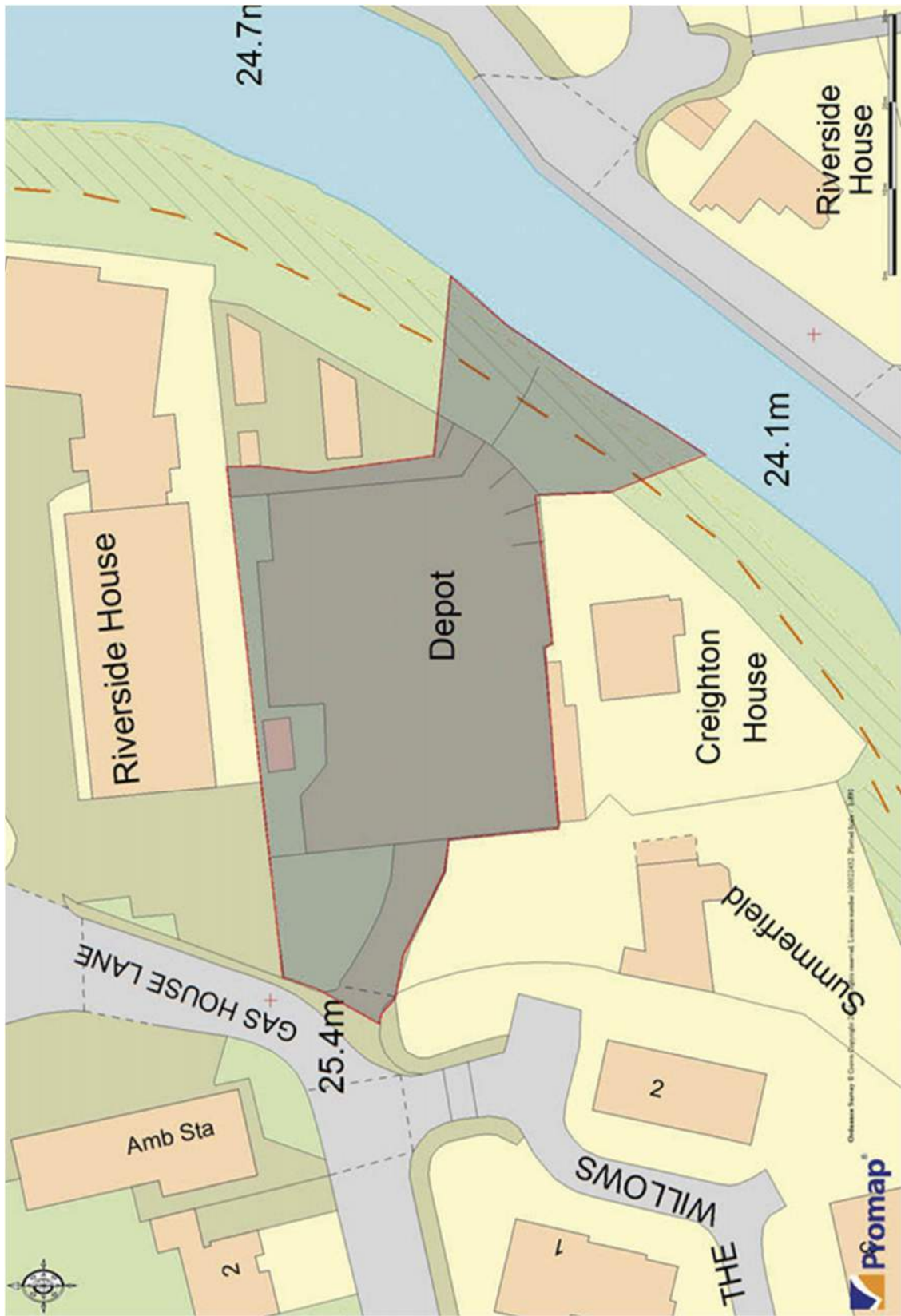
- **SECURE SELF-CONTAINED STORAGE DEPOT**
- **PROMINENT LOCATION, CLOSE TO LOCAL AMENITIES**
- **TOTAL SITE AREA 0.23 HA (0.57 ACRES) OR THEREABOUTS**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING**
- **NEW FRI LEASE - RENT £20,000 PA.**

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





## LOCATION

Morpeth is the county town of Northumberland and lies about 15 miles north of Newcastle upon Tyne.

The town is accessed via the A196 and A197, the latter providing direct access to the nearby A1, which lies to the West.

Morpeth railway station provides regional rail links as well as direct services to London in just over three hours.

Gas House Lane runs east from Bridge Street just to the east of the town centre. The site lies on the south side of the road close to its junction with Wellwood Gardens.

The surrounding area is predominantly residential with a health centre, library and care home also being close by.

All local services and amenities are located close by.

## DESCRIPTION

The site is broadly level and is secured via a combination of stone and brick walling coupled with fencing and security gates.

Formerly operated as depot for National Grid, the site could be used for various other operations.

## SITE AREA

From examination of the computerised mapping system we understand the site amounts to following:

**SITE 0.23 HECTARES  
(0.57 ACRES) OR  
THEREABOUTS.**

## SERVICES

It is understood the property benefits from all mains services, with the exception of mains gas.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

## BUSINESS RATES

It is understood from the Local Rating Authority that the site will need to be reassessed upon occupation.

(All interested parties contact the Local Authority to confirm these figures.)

## PLANNING

The site is suitable for a variety of uses, subject to planning permission.

(All interested parties should make their own enquires to the Northumberland Council.)

## TENURE

The site is available on new FRI lease for a term of years to be agreed.

## RENT

Our client is seeking a rental of £20,000 pa.

Incentives may be available subject covenant and lease term.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

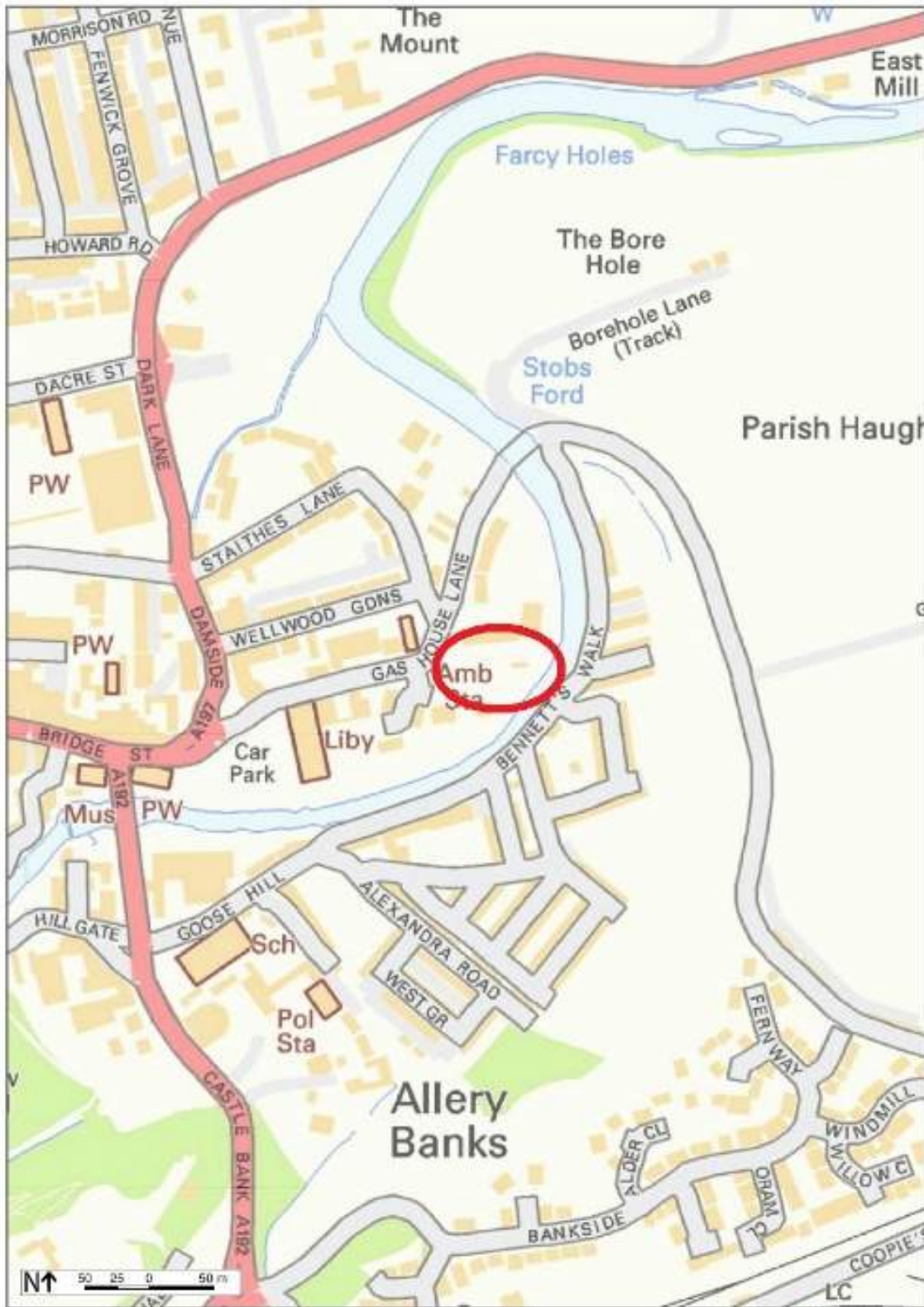
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**June 2014**







Gas House Lane, Morpeth,  
NE611SR



**FIND**  
PROFESSIONAL PROPERTY INTELLIGENCE

Scale 1:4,760

Date 11/06/14



Ordnance Survey

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