

to let



The industrial property specialists



NUMBER 22, ABBEY MEADOWS, MORPETH, NORTHUMBERLAND, NE61 2BD

- SELF CONTAINED GROUND FLOOR RETAIL UNIT
- FITTED OUT TO A HIGH STANDARD BY CORAL RACING
- NIA – 76.14 M² (820 SQ FT)
- SET WITHIN A PARADE OF 7 OTHER RETAIL UNITS
- LOCATED WITHIN A LARGE RESIDENTIAL AREA
- FLEXIBLE LEASE TERMS / INCENTIVES AVAILABLE

LOCATION

The subject property is located on Abbey Meadows, Morpeth, Northumberland.

The shopping parade offers a selection of seven other users including Chemist, Hairdressers, Newsagents, Takeaway, Laundrette and Off -licence.

The surrounding area is principally, residential with nominal retail and a Public House close by.

It is located a short distance (circa 0.5 mile) from Morpeth Town centre.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a self-contained retail unit with open sales area and rear store / office with WC facilities. To the rear is an open back yard.

Formerly a betting shop the property has been fitted out to high standard and quality, offering air conditioning, carpets throughout and counter.

ACCOMMODATION

From onsite measurements the following areas have been calculated (NIA):

Retail Sales **76.14 m² (820 sq ft)**

SERVICES

It is understood that all mains services are connected to the unit, which includes mains electricity, gas and water, together with mains drainage.

The property also has security and fire alarm.

(Further enquiries regarding services should be directed at the main utility operators).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority it is understood that the premises are assessed at RV £3,800.

(Interested parties should contact the local Rating Authority to clarify these figures).

TENURE

The retail unit is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

Our client is seeking a rent of £10,000 p.a

(Subject to status, incentives may be available).

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain
Tel: 07841 871710
Email: james.pain@frewpain.co.uk

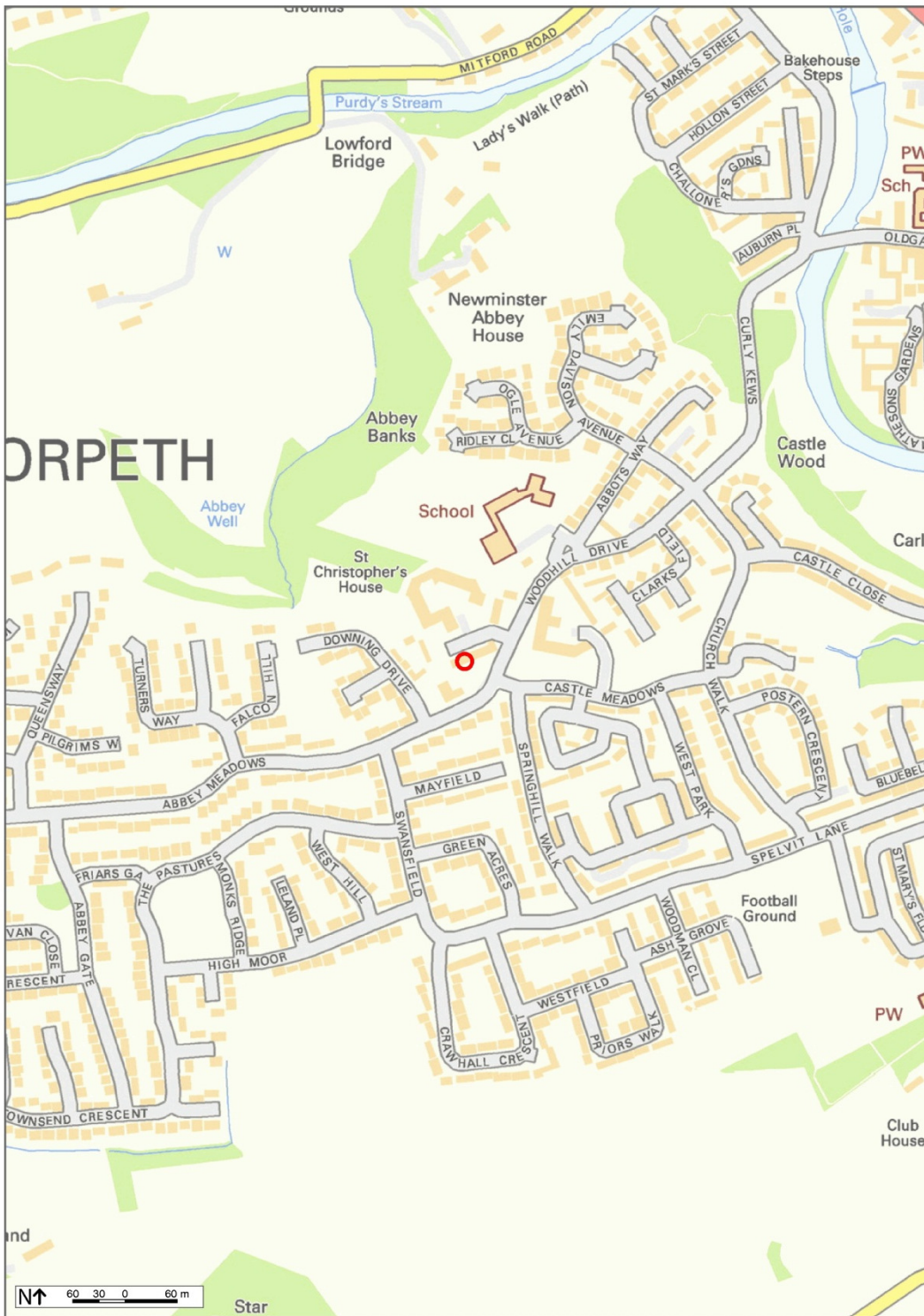
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www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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





**Abbey Meadows, Morpeth,
Northumberland, NE61 2BD**



FIND
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:6,006
Date 11/01/13

Ordnance Survey

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www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

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