

TO LET – First floor office space with lift access

Fully refurbished space just off main street

28 Bridge Street Morpeth NE61 1NL



LOCATION

The subject property is situated overlooking Bridge Street -the main thoroughfare through the town with nearby occupiers including Costa Coffee, Tui Travel, WH Smith, Leeds Building Society and Superdrug.

The Sanderson Arcade shopping centre is located approximately 200 yards to the west with occupiers including Clarks, Laura Ashley and M&S.

There is disc car parking space outside the building with further parking immediately to the rear which includes disabled spaces.

ACCOMMODATION

The space available is predominantly open plan with a number of separate glazed meeting rooms around the perimeter of the main office. In addition there is a kitchen/ tea point plus wc facilities. To the rear of the property there are 3 separate office spaces- one accessed via a short stair , which are linked via a corridor to the main office.

Main office area	244sqm (2626 sqft)
Rear office space 1st floor	14 sqm (150 sqft)
Rear office / store 2nd floor	51sqm (553sqft)

NB the 2nd floor space has its own wc facility.

LEASE TERMS & RENT

The premises are available by way of a new effectively full repairing and insuring lease for a minimum term of 3 years at a rent of £15,250 per annum. There will be a service charge in

relation to any gas central heating costs and common parts maintenance.

BUSINESS RATES

The premises are currently entered into the Valuation List with two assessments:

28B RV £16,750 x current UBR (0.499p) = £8,358pa.
28C (2nd flr) RV £4000 x current UBR (0.499p) = £1,996pa
Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current.

ENERGY PERFORMANCE

Rated E – 109

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

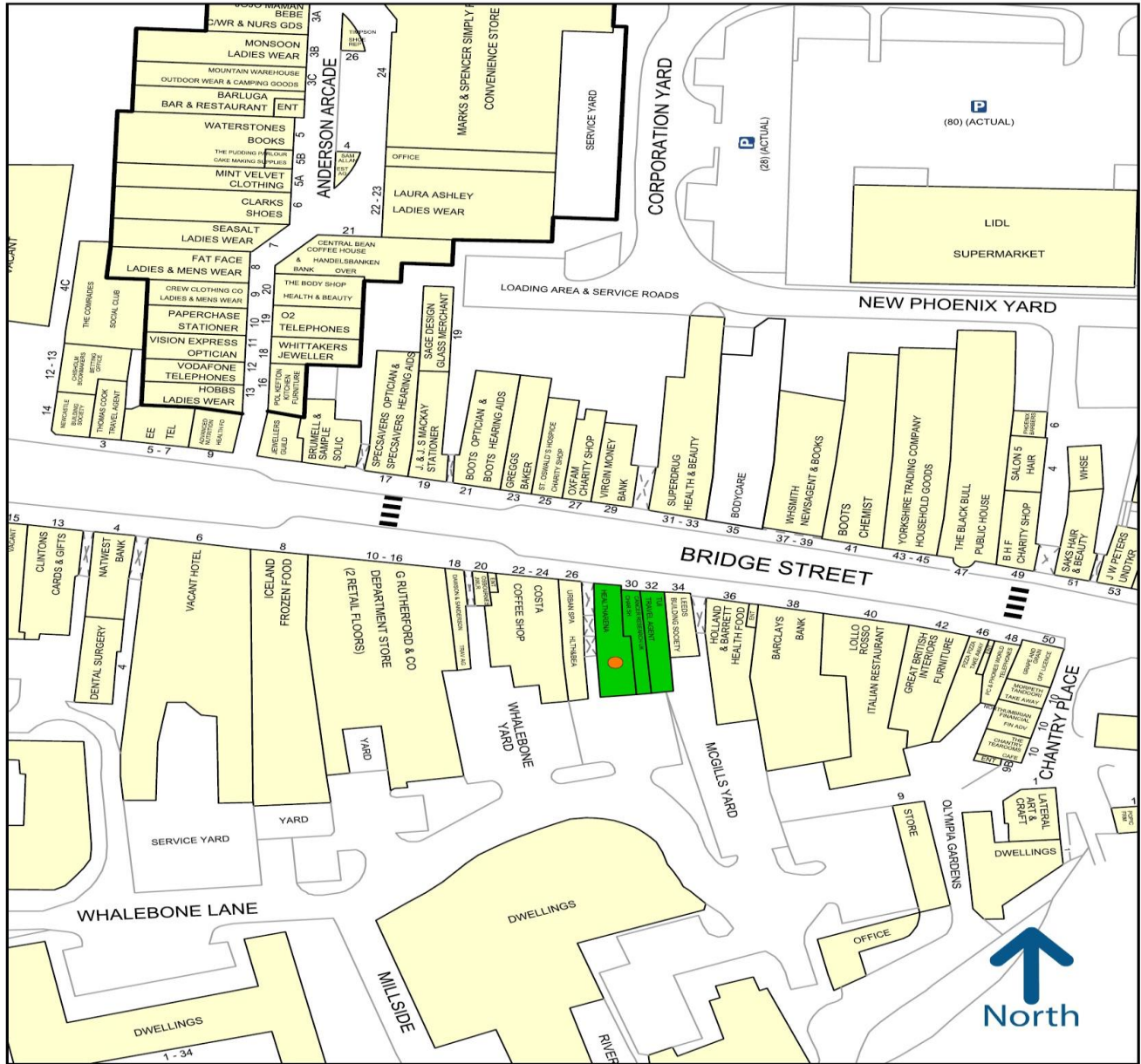
All figures within these terms are exclusive of VAT where chargeable.

March 2020

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Morpeth



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