

TO LET

Former Beauty Salon over 3 floors

26 Bridge Street Morpeth NE61 1NL



LOCATION

The subject property is situated on Bridge Street -the main thoroughfare through the town which is occupied by national retailers including Costa Coffee, WH Smith, Bodycare, Leeds Building Society Cancer Research 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 free car parking space outside the building with further parking immediately to the rear which includes disabled spaces.

ACCOMMODATION

The ground floor retail accommodation is predominantly open plan. To the rear of the main retail area there is a store plus a WC facility. The property has an internal width of 3.13m throughout the majority of the ground floor however the upper floors are wider at circa 5.34m width. The first floor is relatively open plan whereas the 2nd floor has individual treatment rooms.

Ground floor Sales Area	40 sqm (426 sq ft)
1st floor	51 sqm (539 sq ft)
2nd floor	46 sqm (496 sq ft)

LEASE TERMS & RENT

The premises are available by way of a new effectively full repairing and insuring lease by way of service charge apportionment for a term to be agreed at a rent in the order of £20,000 per annum. An annual service charge will cover external maintenance.

BUSINESS RATES

The premises are currently entered into the Valuation List at RV £15,550. The current rates payable on the existing assessment are as follows:

RV £15,500 x current UBR (0.499p) = £7735pa.

Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current and if there is any rates relief available. The government recently announced in the Autumn budget a potential further rates cut of 50% for qualifying businesses.

ENERGY PERFORMANCE

The premises form part of a listed building and are currently EPC exempt.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord will require a heads of terms deposit to cover 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.

NOVEMBER 2021

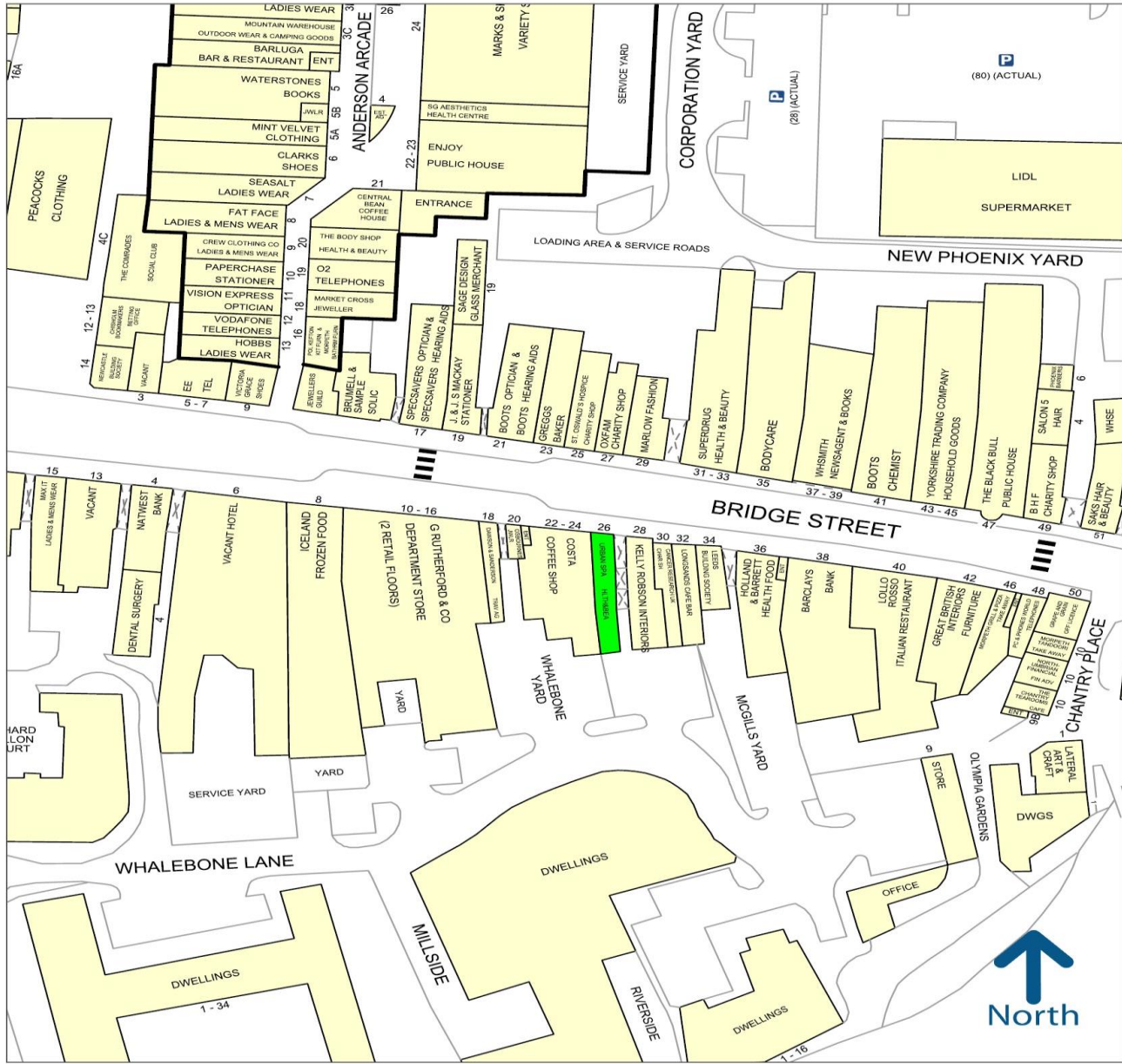
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Morpeth



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