

TO LET – **Second floor office space**

Fully refurbished low cost space just off the main street

28 Bridge Street Morpeth NE61 1NL



LOCATION

Morpeth is a thriving north east traditional market town and the focus for retail and office accommodation in the area. The subject property is situated overlooking Bridge Street - the main shopping thoroughfare in the town with nearby occupiers including Costa Coffee, BodyCare, WH Smith, Leeds Building Society and Superdrug.

The Sanderson Arcade shopping centre is located approximately 200 yards to the west with occupiers including Clarks, the newly opened Loungers bar 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 is on the 2nd floor of the building accessible via a side ginnel which is secured in the evening. The building is occupied by established small businesses including a chiropractor, a seamstress and an estate agent. The premises have recently had new carpeting & lighting installed and have the benefit of their own WC facility within the demise and good levels of natural light.

Main office area 51 sqm (548 sqft)

A floorplan is available upon request.

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 £5,000 per annum. There will be a service charge to cover common area maintenance and any charges in relation to gas central heating costs.

BUSINESS RATES

The premises are currently entered into the Valuation List at RV £5,100 x current UBR (0.499p) = £2,545pa. There may be exemption from rates if this property is the only property that your business occupies.

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 D 100

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 and for the sake of clarity the rental quoted will be PLUS VAT.

JANUARY 2024

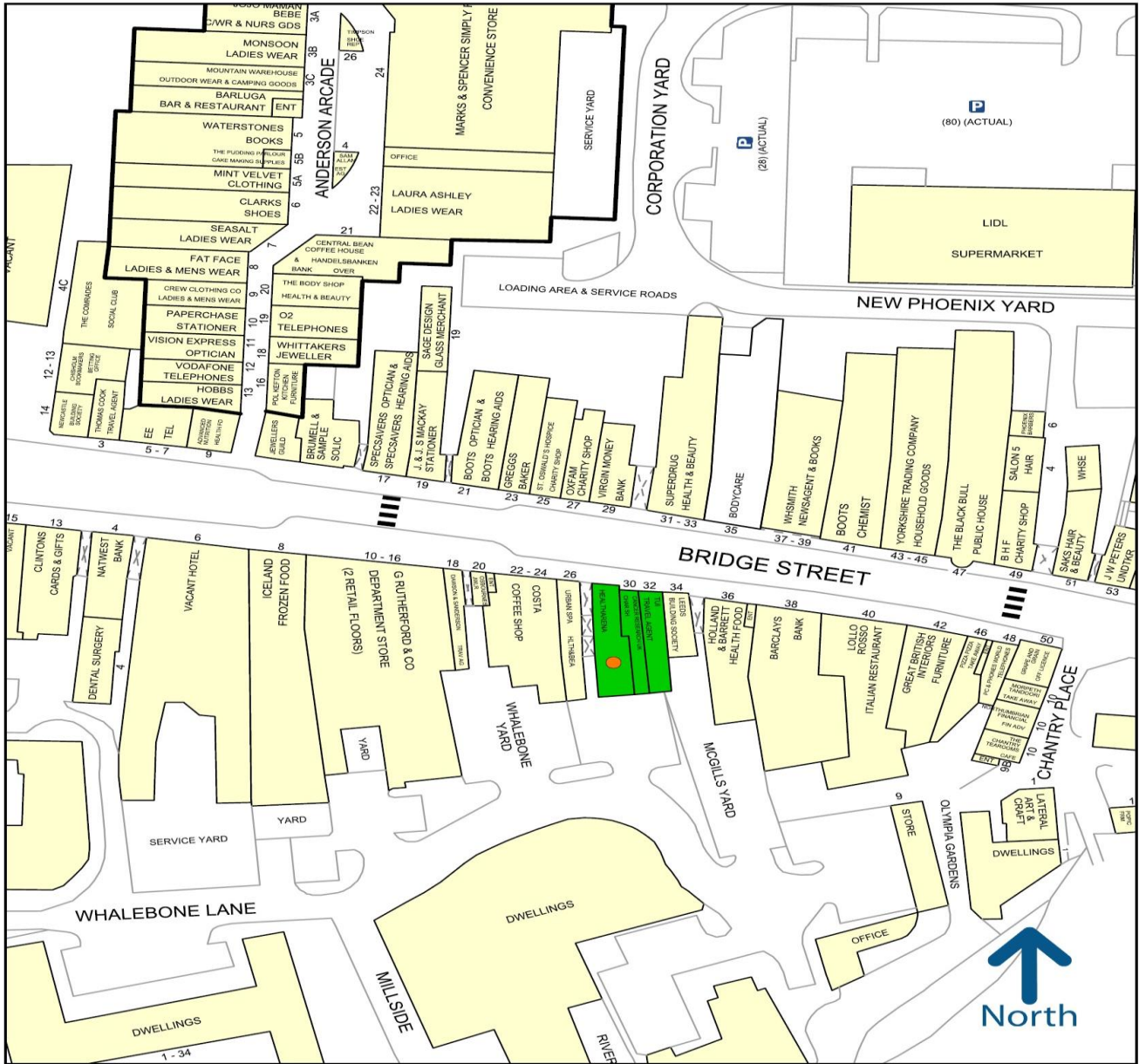
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Morpeth



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