

# TO LET

## Large Studio and Retail Premises in prominent position

4-6 High Street, Guide Post, Choppington NE62 5QY



### LOCATION

The property is situated in a prominent position on High Street Guide Post just off the villages main roundabout which connects Guide Post to the nearby villages of Stakeford, Choppington, Sheepwash and Morpeth. The premises are situated in a predominantly residential location with several commercial activities nearby. Occupiers include Nisa, Co-op, Guidepost medical group, Alex Scott Cars and a new Greggs store is also planned nearby.

### ACCOMMODATION

The unit comprises a 2-storey retail unit over ground and first floors. It has previously been used as a dance studio and has been split on both levels to provide several studios and rooms ideal for both large group and smaller class tuition. There is a retail shop to the left-hand side when viewed externally which can be integrated into the overall demise.

Ground floor total area	2,808 sqft	261 sqm
First Floor total area	2,011 sqft	187 sqm

### LEASE TERMS

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed. Rental offers in the region of **£26,500** per annum exclusive are required for the whole building.

### BUSINESS RATES

The property is entered into the Valuation List with two listings: from 1<sup>st</sup> April 2026.

**Ground floor 4 High Street** **RV £8,400**

**Ground and 1<sup>st</sup> floors 4-6 High Street** **RV £8,100**



### BUSINESS RATES Continued

The premises may be exempt from business rates however interested parties are strongly advised to contact the local authority or Valuation Office to verify this information or discuss matters in greater detail.

### ENERGY PERFORMANCE

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A copy of the certificate is available upon request.

### 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 at the point of solicitor instruction to cover the eventuality of the tenant withdrawing from the transaction prior to completion.

### ANTI MONEY LAUNDERING

Any applicants wishing to acquire a lease of this property will be requested to provide relevant documentation to confirm their identity in accordance with money laundering regulations and details of previous trading history. Any applicant will also be required to employ the services of a UK solicitor registered with the SRA. This is obligatory.

### VAT

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

**JUNE 2026**

**Reid  
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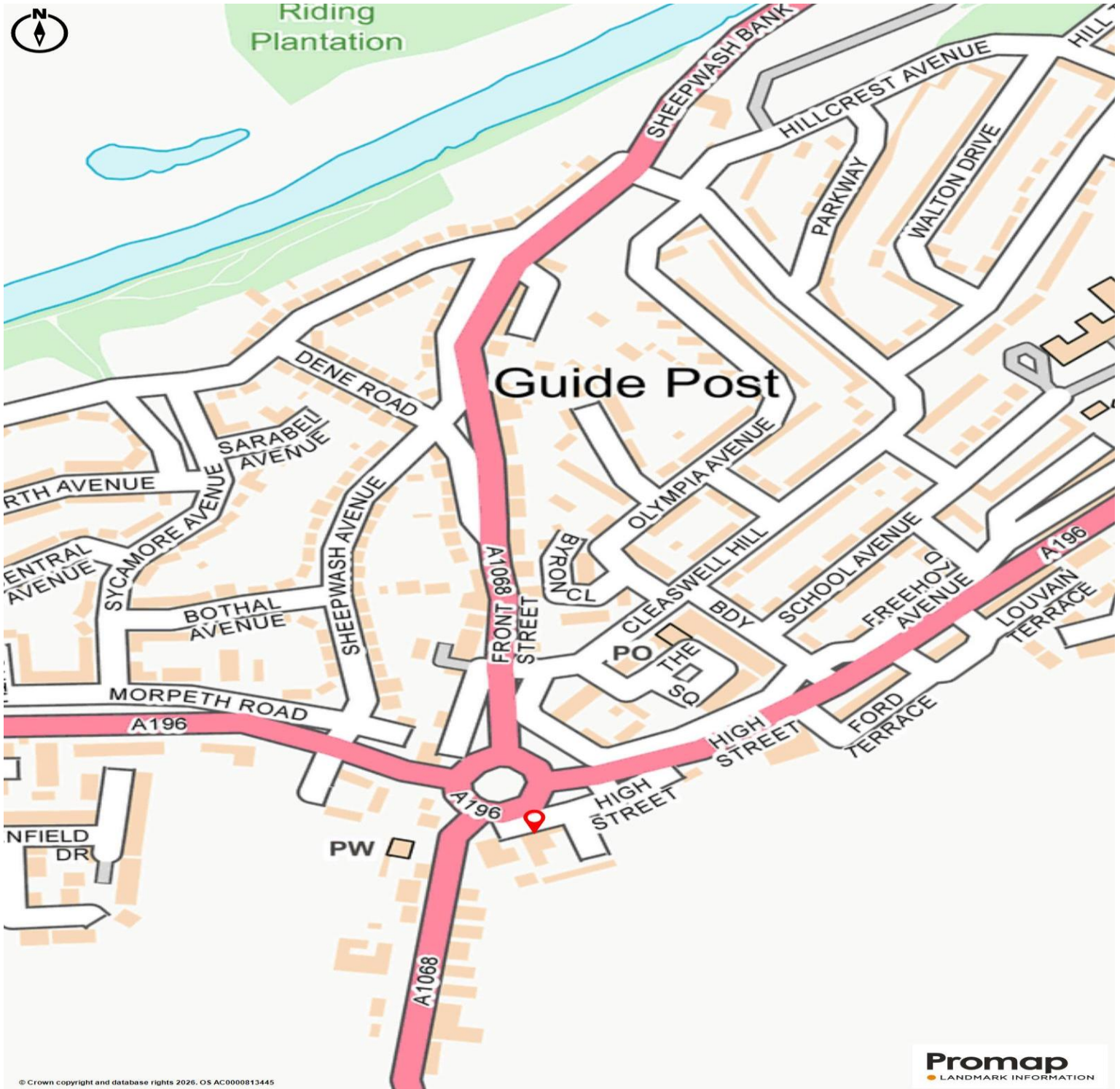
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