

FOR SALE

High Street Retail & Flat

90 Front Street East
Bedlington
Northumberland
NE22 5AE



- Two ground floor retail units with rear yard
- Well-presented first floor 3 bedroom flat with off-street car parking
- Suitable for a variety of uses, subject to planning
- The whole building is available with Vacant Possession
- Good opportunity for Investors /Developers and owner occupiers
- The freehold interest is available for offers in the region of £250,000

LOCATION

Bedlington is a town situated in south east Northumberland. It is approximately 10 miles north of Newcastle upon Tyne and 4.5 miles south east of Morpeth. The town has several bus links operating regular services to Newcastle, Cramlington, Ashington, Morpeth and other towns and villages in the region. Nearby occupiers on Front Street East include Lawson & Thompson Solicitors, Premier Local Store, two Public Houses and St Cuthberts Church.

DESCRIPTION

The property comprises two ground floor retail units, with a very well presented 3-bedroom flat on the upper floors and off-street car parking to the side of the building. The property is of pre-war tradition construction, with brick elevations under a pitched slate roof. Ground floor 90a comprises solid carpeted flooring, suspended ceiling with recessed lighting, electric roller-shutter with kitchen and WC to the rear. Ground floor 90b is currently occupied by a dog grooming company at £7,000 per annum. The flat is accessed to the side of the building and comprises a well-presented and good sized 3-bedroom flat, with kitchen, lounge, bathroom and 3 bedrooms with full wet heating system, modern boiler and thickened, single glazed sliding sash windows.

ACCOMODATION

The retail units have the below approximate net internal areas:-

90A Front Street-	57.3 sq m	(617 sq ft)
90B Front Street-	52.5 sq m	(565 sq ft)

SUBJECT TO CONTRACT

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

90A Front Street: £5,100
90B Front Street: £4,800

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

90A – E116
90B – E114
1 Vicarage Gardens (Flat) – D63

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

TERMS

The freehold interest in the property is available at £250,000

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 0191 2697892 or
kristians@johnsontucker.co.uk



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