

FOR SALE/TO LET

Town Centre Retail Unit

**2 Vulcan Place
Bedlington
Northumberland
NE22 5DN**



- Attractive Return Frontage Retail Unit
- Size: 98.2 sq m (1,057 sq ft)
- Nearby occupiers include Greggs and Whitehead & Low LLP
- Close to Bedlington Town Centre Redevelopment Site
- EPC: Rating D84
- £150,000 / £13,800 per annum

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, Mopeth and other towns and villages in the region.

DESCRIPTION

Ground floor shop occupying an end terrace position on Vulcan Place with return frontage onto Front Street. Nearby occupiers on Front Street West include Lawson & Thompson Solicitors, Premier Local Store, two Public Houses and St Cuthberts Church.

ACCOMODATION

Ground Floor 98.20 sq m (1,057sq ft)

TERMS

The property is available to let by way of a new lease for a number of years to be agreed at rent of £13,800 per annum.

The property is available to purchase for offers in excess of £150,000.

RATING ASSESSMENT

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

Ground Floor: £6,600

The Small Business rate for the year 2017/2018 is 46.6 pence in the pound.

ANTI-MONEY LAUNDERING

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

LEGAL COSTS

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

EPC

The property has an Energy Performance Certificate rating of D84

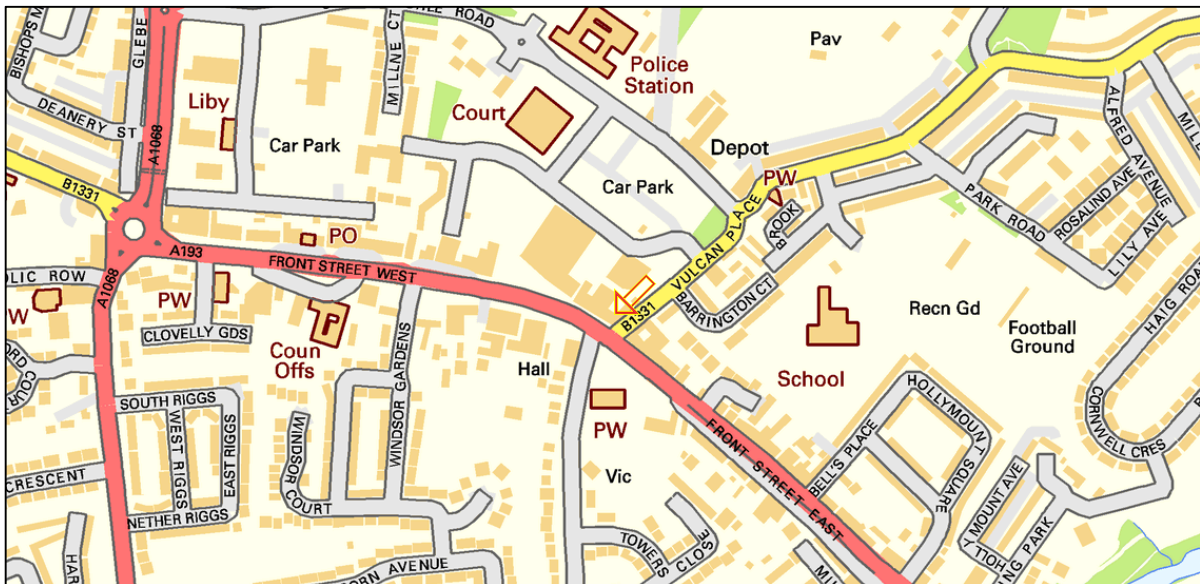
VAT

All figures quoted are exclusive of VAT where chargeable.

VIEWING

By appointment through Johnson Tucker LLP on 0191 269 7890. Contact Kristian Sorensen.

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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