

Property Particulars

RECENTLY REFURBISHED RETAIL UNIT TO LET

1 Cleasewell Terrace
Choppington
Northumberland
NE62 5HT

Bradley Hall
CHARTERED SURVEYORS



- Recently refurbished retail unit to let
- Total size 93.2m² (1,003ft²)
- Prominent roadside location
- Close proximity to A1
- EPC rating D93
- Rental of £8,500 per annum

SITUATION

The property is located on Cleasewell Terrace within the town of Choppington. Choppington is a town in Northumberland situated in between Ashington and Morpeth provides easy access to the A1 and A196.

The property is located a short distance away from Wansbeck Hospital as well as being based around a number of local amenities including national retailers, restaurants and a petrol station, all of which are only a short walking distance from the premises.

DESCRIPTION

The property comprises of an end terrace ground floor retail unit which is situated along a busy through fare and provides good visibility from the roadside. The property also benefits from a large traditional shop window frontage and ground floor sales area with additional storage and WC to the rear of the property. Externally, the property benefits from electronic roller shutters and a private forecourt with further free roadside parking also available. The property has recently undertaken a refurbishment with new windows, flooring and decoration all being undertaken.

ACCOMMODATION

Ground Floor 93.2m² (1,003ft²)

TERMS

The property is available by way of a new full repairing and insuring lease for £8,500 per annum with new terms to be negotiated.

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Retail and Premises	£7,400	£2,057.00

We are advised that the rateable value of the premises as at 1 April 2017 is £7,400 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.7p in the pound. However, interested parties should confirm the current position with the Local Authority.

LEGAL COSTS

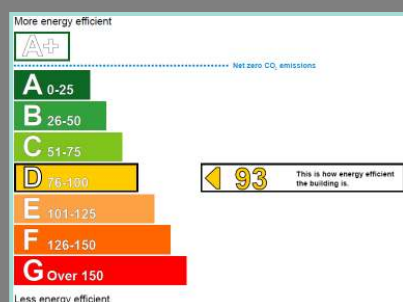
Each party is to bear their own legal costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.



AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



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