

# North East Commercial

Sales and Lettings



## TO LET

**Former Coliseum, Newmarket, Morpeth, Northumberland.**

- Prominent Town Centre Location
- Suitable for a Variety of Uses
- Ground Floor 40.3m<sup>2</sup> (433 sq.ft.)
- First Floor 577m<sup>2</sup> (6210 sq.ft.)
- Rent £43,500 per annum
- Our Ref; NE219 / RF

4 Staithes, The Watermark, Gateshead, Tyne and Wear. NE11 9SN  
T: 0191 487 8566 F: 0191 493 4891 E: [admin@northeastcommercial.co.uk](mailto:admin@northeastcommercial.co.uk)  
[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)



# North East Commercial

## Sales and Lettings

### Location

Morpeth is a popular market town located in central Northumberland, 14 miles north of Newcastle Upon Tyne and has a resident population of circa 13,500 with a strong retail and leisure catchment of circa 49,000 within the Castle Morpeth district. The property is located on the west side of New Market which runs south from Market Place towards the Riverside Leisure Centre and Car Parks.

### Description

The property comprises a converted former Cinema with JD Wetherspoon Limited occupying the ground floor and the vacant retail and former nightclub facilities are on the ground and first floors respectively.

### Accommodation

We have measured the property in accordance with the RICS code of measuring practice on a Gross Internal Area (GIA) as follows:

GF:	40.3m <sup>2</sup>	433ft <sup>2</sup>
FF:	577m <sup>2</sup>	6,210ft <sup>2</sup>

### Terms

The property is available to let as a whole or as separate ground and first floor units by way of a new full repairing and insuring lease for a term of years to be agreed. Minimum term 5 years.

### Rent

The asking rent for the whole premises is as follows:  
**£43,500 per annum exclusive**

### Legal Costs

The incoming tenant will be responsible for our Clients legal costs incurred with this transaction.

### VAT

All figures are exclusive of VAT if applicable.

### Planning

The property has potential for a mixed retail or restaurant use in addition to a range of other uses subject to receipt of planning approval. Interested parties should contact The Local Planning Authority for further information.

### Business Rates

We have been informed by the Local Authority that the property is assessed on the following basis:

Rateable Value: £ TBC - Awaiting assessment



### Code of Practice For Commercial Leases

The lessor understands and accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available from the Landlord, subject to negotiation.

### Viewing

Strictly through appointment with this office.

### Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

#### Important Note

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any error. No other statements contained in the particulars are to be relied upon as a statement of fact and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendor(s) or lessor(s) do not make or give North East Commercial Property nor any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject.

#### Viewing

North East Commercial Property Ltd Registered in England No: 5121451 VAT Reg No: 928 2531 19  
Strictly by prior arrangement through North East Commercial Property Ltd..