

On the Instruction of Barclays Banking Group

TO LET

Morpeth, Front Street, Rothbury, NE65 7ST



Location

Rothbury is a small town on the River Coquet in Northumberland located about 30 miles to the north of Newcastle upon Tyne.

The A697 runs about 6 miles to the east and provides connections with Edinburgh and to the south via the A1.

The property itself is situated on the main retail street within the town.

Occupiers in the area include **Regatta, Boots, The Co-Op** and **Lloyds Bank**.

Description

The demise arranged over ground floor only while the upper floors are used as residential flats under separate occupation.

The ground floor comprises a main sales area, meeting room, storage rooms, male and female WC's and a staff room with kitchen facilities.

There is free on street parking to the front of and adjacent to the property providing useful customer parking.

Key Features

Leasehold Available

Viewing

By appointment via this office:

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Accommodation

Ground Floor	113.81 sq.m	1,225 sq.ft
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Total Floor Area	113.81 sq.m	1,225 sq.ft
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Tenure

The property is currently held on a lease expiring 26/04/2027 with a tenant only break option on 27/04/2022.

Price

The rent passing under the existing lease is **£11,700** per annum exclusive of all other outgoings.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £7,200. The UBR for 2018/2019 is £0.48. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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