

GEORGE F. WHITE



21B THE HOTSPUR  
BONDGATE WITHOUT ▪ ALNWICK ▪ NE66 1PR

## 21B THE HOTSPUR, BONDGATE WITHOUT

ALNWICK • NORTHUMBERLAND • NE66 1PR

Morpeth 18 Miles • Newcastle upon Tyne 33 Miles • Edinburgh 83 Miles

- Self Contained Modern Office Suite
- Close to Town Centre
- Visible Location within Town
- Public Parking Nearby

**Guide Rent £6,000**

Alnwick 01665 603581  
alnwick@georgefwhite.co.uk



## Location

Alnwick is a popular market town, approximately 35 miles to the north of Tyneside, with good communications to the north and south, Newcastle airport and Alnmouth Railway Station. The town is a shopping hub of the north Northumberland area with over 500,000 visitors each year attracted to the well known tourist destinations.

## The Property

Bondgate Without is a popular location for business and commerce with a number of showrooms and offices close by. The building is accessed using a key fob via a secure electronic gated entrance with shared access to the adjoining office. The property consists of a modern ground floor office suite extending to 470 ft<sup>2</sup> with kitchen area and WC facilities.

The recently refurbished popular Alnwick Playhouse is situated within a short distance and public car parking is close by.

## Services

It is understood that the property has the benefit of mains water and mains electricity. There is electric heating in each room which can be controlled from a central thermostat.

## Tenure

The property is available on a leasehold basis.

## Rating

The current rateable value of the property is £3,200 with effect from April 2017.

## Planning

We understand the property currently falls within Class B1 (Office) use under the Town and Country Planning (Use Classes) (England) Order 2005.

## VAT

It is assumed that all prices and rents are subject to Value Added Tax (VAT).

## Legal Costs

Each party is to bear their own costs in the preparation of leasehold documentation

## Energy Efficiency Rating

This property is currently rated "D"



## Further Information

For further information please telephone 01665603231 or email:

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## IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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