

TO LET

UNIT 14, SANDERSON ARCADE, MORPETH, NE61



- Corner unit to the entrance to Sanderson Arcade
- Adjacent to **EE** and **Hobbs**
- Average footfall of 55,000 persons per week
- Other tenants within the scheme include; **Marks & Spencer**, **The Body Shop**, **JoJo Maman Bebe**, **Mint Velvet**, **Waterstones**, **Mountain Warehouse**

LOCATION / SITUATION

The unit is situated at the entrance to Sanderson Arcade, the primary shopping destination in Morpeth town centre. It is located 15 miles north of Newcastle and benefits from an affluent catchment and strong retailer line-up, including **Marks & Spencer**, **The Body Shop**, **JoJo Maman Bebe**, **Mint Velvet**, **Waterstones**, **Mountain Warehouse** to name a few. There is a bus station and 533 space car park adjacent, alongside a large format **Next**, **Pets at Home**, and **Home Bargains**.

ACCOMMODATION

Arranged over ground floor the unit provides the following:

Ground Floor Sales	42 M ²	452 ft ²
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LEASE TERMS

Subject to vacant possession a new effectively Full Repairing & Insuring lease for a term to be agreed is available at **£33,000 per annum** exclusive.

EPC

The property has a Energy Performance Certificate of **D 81**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£18,000
2021/2022 UBR	£0.491
Estimated Rates Payable	£8,838

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

SERVICE CHARGE

The service charge for the unit is budgeted at £3,000 per annum exclusive.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact:

Pete Townsend

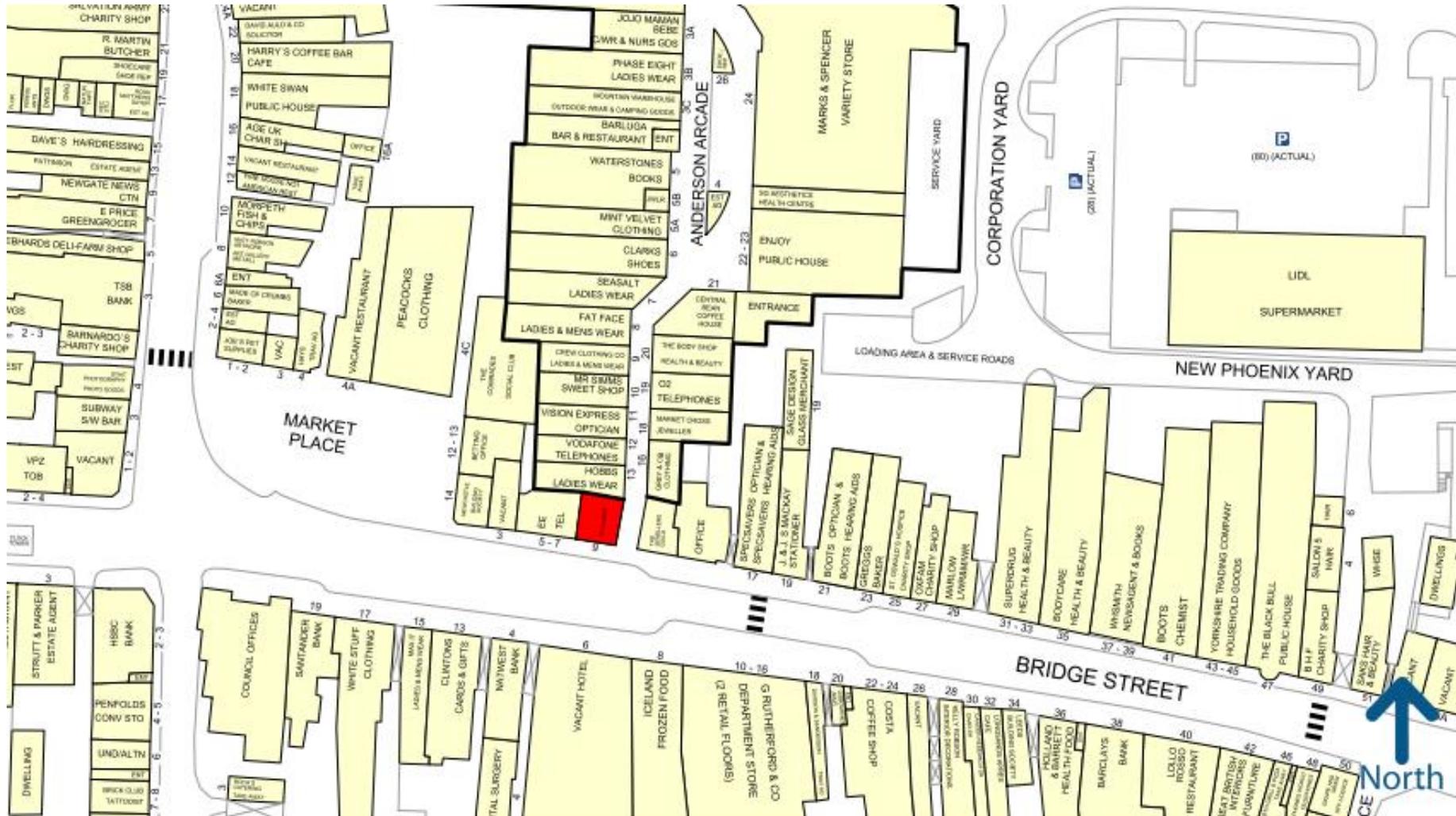
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