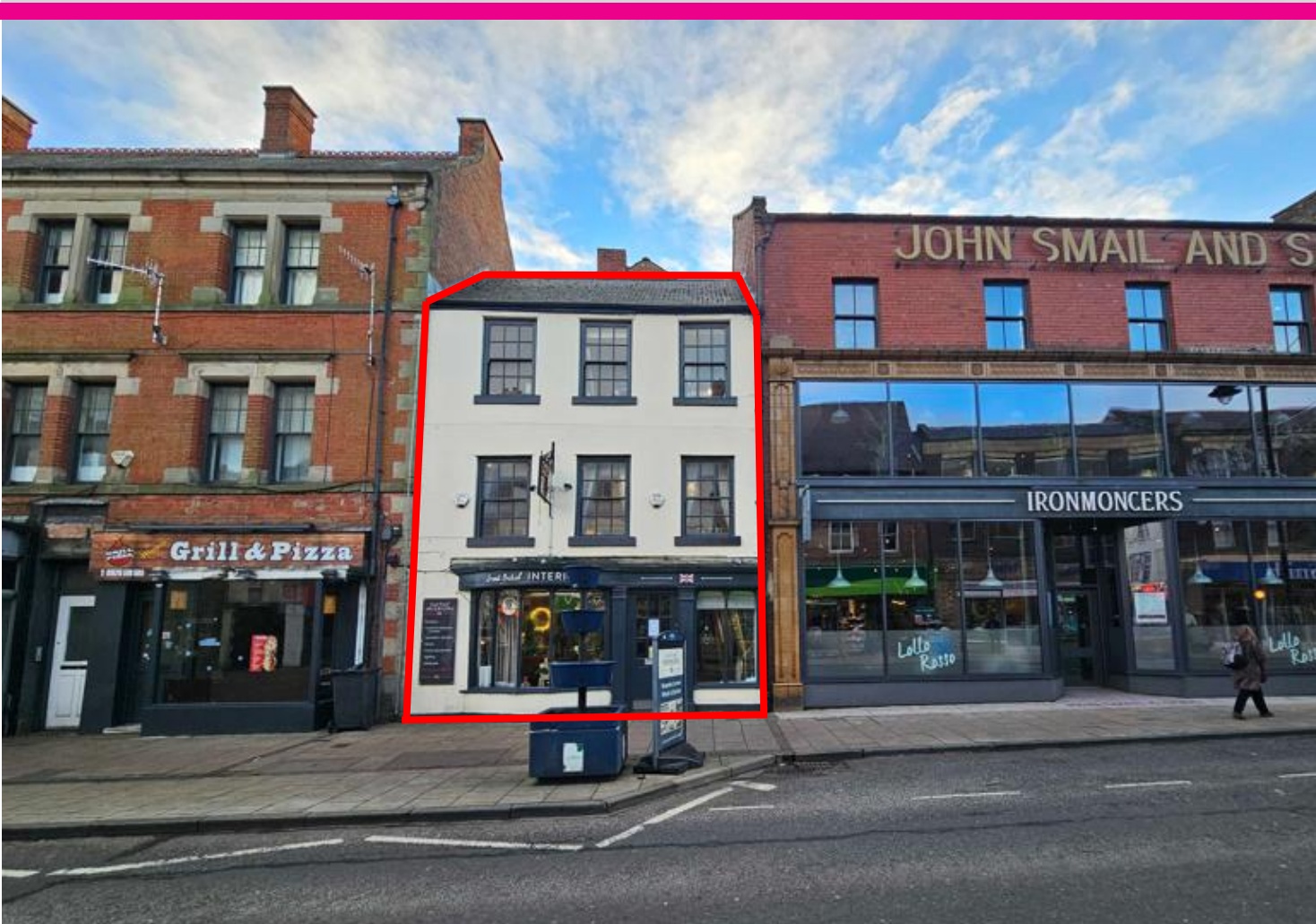


TO LET

42 BRIDGE STREET, MORPETH, NE61 1NL



- Busy and Prominent Location in Affluent Market Town
- “E Class” consent allowing for a wide range of uses
- Prominent retailers and F&B operators in the vicinity include; **Greggs, WHSmith, Bodycare, Superdrug, Holland & Barrett, Lollo Rosso** and many local operators to name a few.

SITUATION

The unit is situated on a prominent position on Bridge Street which is the main arterial route and shopping street through Morpeth Town Centre, an affluent market town. The unit is located in close proximity to national and local retailers, and leisure operators.

Nearby occupiers include Greggs, WHSmith, Bodycare, Superdrug and Holland & Barrat to name a few.

ACCOMMODATION

Arranged over ground floor, first floor, second floor & third floor with WC's.

Ground Floor GIA	140 M ²	1,508 ft ²
First Floor	106.19 M ²	1,143 ft ²
Second Floor	56.95 M ²	613 ft ²
Third Floor	64.85 M ²	698 ft ²

LEASE TERMS

A new effectively Full Repairing & Insuring lease for a term to be agreed is available at **£35,000 per annum** exclusive.

BUSINESS RATES

Rateable Value	£25,500
2023/2024 UBR	£0.499
Estimated Rates Payable	£12,724

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

EPC

The property has a Energy Performance rating of **C**. A copy of the EPC is available upon request.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of any VAT that may be payable.

VIEWING

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

Pete Townsend

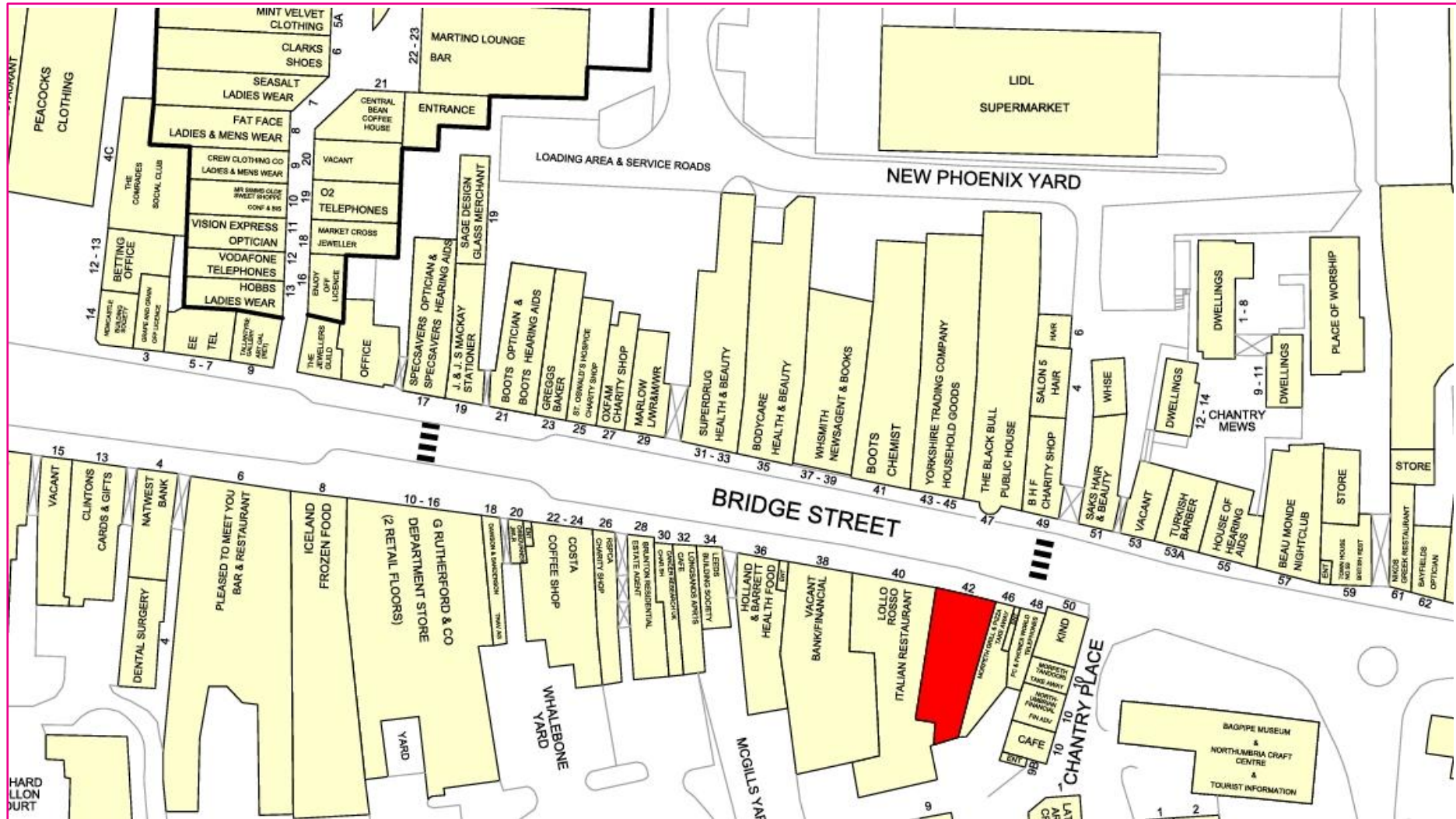
E: pete@atretail.co.uk

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MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these p to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) o not make or give and neither ATF Retail Limited or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **FINANCE ACT 1989:** Unless otherwise stated or prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.