



To Let

Retail Premises

3 Market Place
Morpeth
Northumberland
NE61 1HG

- Prominent retail premises
- Located within affluent historic market town
- Adjacent to Hays Travel overlooking Market Place
- Arranged over 3 floors
- Totalling **749 ft² (69.58 m²)**
- Nearby occupiers also include White Stuff & Santander

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Morpeth is a market town within the county of Northumberland and lies approximately 15 miles north of Newcastle upon Tyne and 6 miles west of Ashington. The property is situated in the Market Place which is set back from Bridge Street and Newgate Street and is immediately adjacent to Hays Travel. Other nearby occupiers of note include Subway, Newcastle Building Society, Barnardo's, White Stuff and Santander.

Description

The Grade 2 listed property is 3 storeys in height, plus basement and is of stone and tile construction built in 1815. It comprises compact sales shop with ancillary accommodation on first and second floors. We understand there is also a basement accessed from a trapdoor within the sales shop however we did not access this area at the time of our inspection.

Accommodation

The property briefly comprises as follows:-

		ft	m
Ground Floor			
Sales Area	Internal Width	18'6"	5.66
	Sales Depth	17'7"	5.39
	Sales Area		300 27.87
First Floor			
Office		210	19.51
Second Floor			
Staffroom/Office		239	22.20
WC			

Tenure

A new Lease is available at a commencing annual rental of **£15,750** for a term of years to be agreed (minimum **5** years) on an FRI basis subject to 5 yearly Rent Reviews

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£12,000**. The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p (RV under £51,000). If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4083 **EPC** Energy Rating C

Agents Note

There will be a restriction placed upon the premises against use of the property as a Jewellers and associated items.