

PRIME LARGE SHOP UNIT TO LET

Alnwick - 40-42 Bondgate Within, NE66 1JD

**Mason
Partners**



Location

The subject premises are located in Alnwick which is a busy market town located between Berwick Upon Tweed and Morpeth. The subject property comprise the best trading position in town in a prominent prime position with nearby retailers Yorkshire Trading Company, Greggs, Superdrug and Boots The Chemist.

Accommodation

The subject premises are arranged over ground, first and second floor and comprise the following approximate net internal areas:-

Ground Floor NIA	7,776 sq ft	722.40 sq m
First Floor	4,433 sq ft	411.83 sq m
Second Floor	865 sq ft	80.36 sq m

Tenure

The property is available by way of a new full repairing and insuring lease on a term to be agreed.

Rent

£65,000 per annum exclusive of VAT and Rates

Rating Assessment

Rateable Value	£44,750
Rates Payable	£22,330

Interested parties are advised to make their own enquiries with the local council to verify this information.

EPC

Available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Lee Quinn

07788 188 731

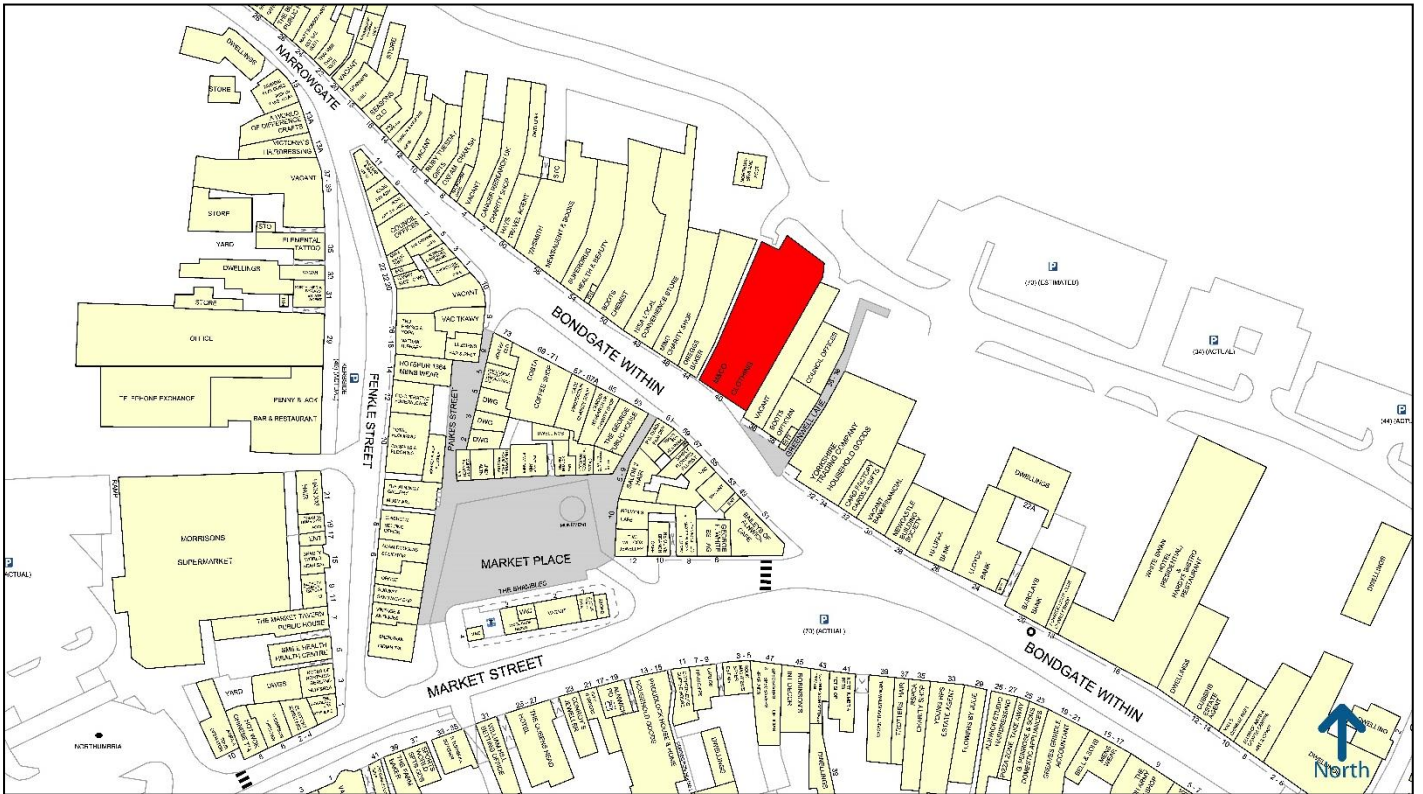
leequinn@masonpartners.com

0151 227 1008

masonpartners.com

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