

RETAIL / OFFICE TO LET

Unit 2 Royal Sovereign House,
Manchester Street, Morpeth, NE61 1AF

- Ground floor unit To Let
- Prominent high street location
- Total size of 296.2m² (3,188ft²)
- Morpeth Town Centre
- Public car park located to the rear of the unit
- May be suitable for a variety of uses STPP

Rent of £40,000 per annum

BradleyHall



LOCATION

The subject property is located at Royal Sovereign House on Manchester Street in Morpeth town centre. Morpeth is a historic town within Northumberland neighbouring the River Wansbeck and is approximately 15 miles north of Newcastle upon Tyne. Nearby occupiers include Marks & Spencer's, Bupa Dental, Morrisons and an array of local retailers located less than 60 yards from the property on Newgate Street.

DESCRIPTION

The subject property comprises of a ground floor unit which benefits from being situated on a high street in Morpeth town centre and could be used as office space or retail. The property offers a predominantly open plan floor space with the addition of one office, male, female and disabled WC's, a kitchen breakout area and storage. The subject property comprises a traditional shop front, suspended ceiling tiles, LED lighting, air conditioning, perimeter trunking and the added security of CCTV and electric roller shutters.

Externally, there is on street parking at the front of the property and a public car park to the rear.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground Floor	296.2m ²	3,188ft ²
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RATING ASSESSMENT

The rateable value of the premises as of 1st April 2023 is £42,500 and the estimated rates payable for the current year is £21,207.50 This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

EPC

C71

TERMS

The property is available by way of a new lease with terms to be agreed at £40,000 (Forty Thousand Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

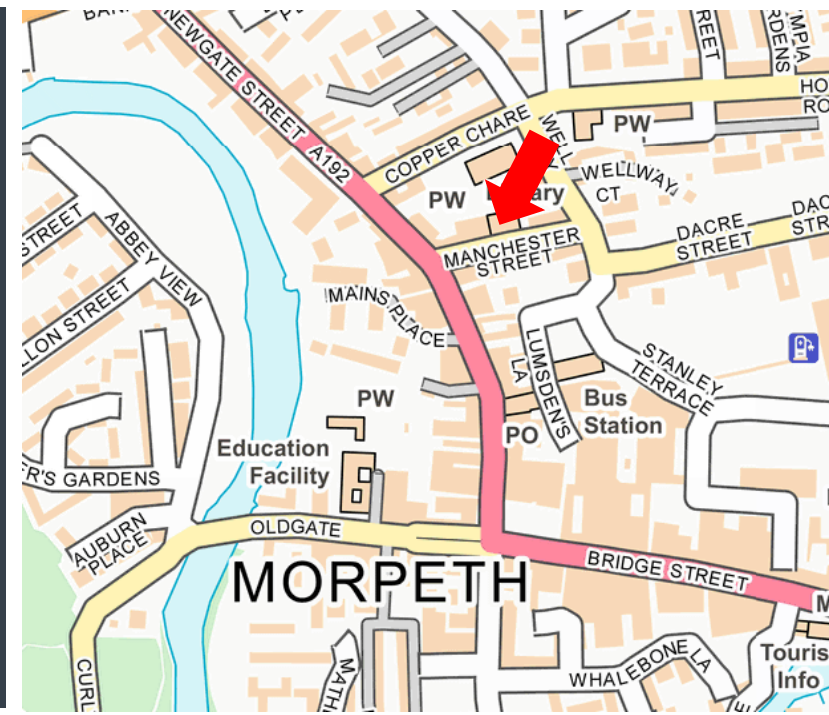
Each party is to bear their own legal costs involved in the transaction.



Car Parking to the rear at St. James Car Park
Situating on Manchester Street
0.9 miles from Morpeth Train Station
0.2 miles from 60 yards from Newgate Street



0.2 miles from A197
3.9 miles from A1



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.