


# TO LET

## 8 BONDGATE WITHIN

ALNWICK, NE66 1TD

**THREE STOREY OFFICE BUILDING**

246.68 SQ M (2,655 SQ FT)

Bradley Hall

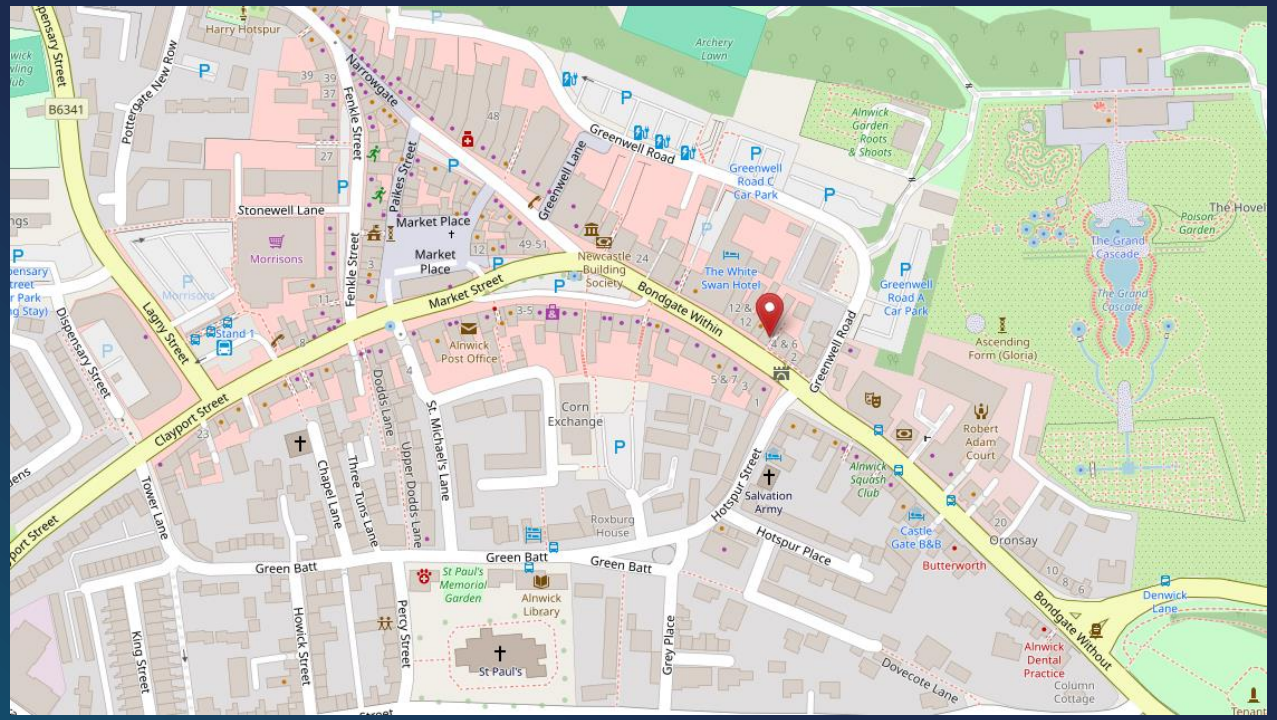
# DESCRIPTION

8 Bondgate Within comprises an attractive three-storey mid-terrace office building, constructed in traditional stone and forming part of Alnwick's historic streetscape. The property provides office accommodation arranged over three floors, suitable for a range of professional, administrative or consultancy occupiers.

The building retains strong period character, with a traditional façade and vertically proportioned sash windows providing good levels of natural light to the accommodation. Internally, the space offers adaptable office layouts across each floor, lending itself to either single or multi-occupier use, subject to requirements.

The property occupies a prominent position within a well-established commercial location, benefiting from neighbouring professional and retail occupiers along Bondgate Within.

| 8 Bondgate Within | SIZE (SQ M) | SIZE (SQ FT) |
|---|---|---|
| **TOTAL** | 246.68 | 2,655 sq ft |



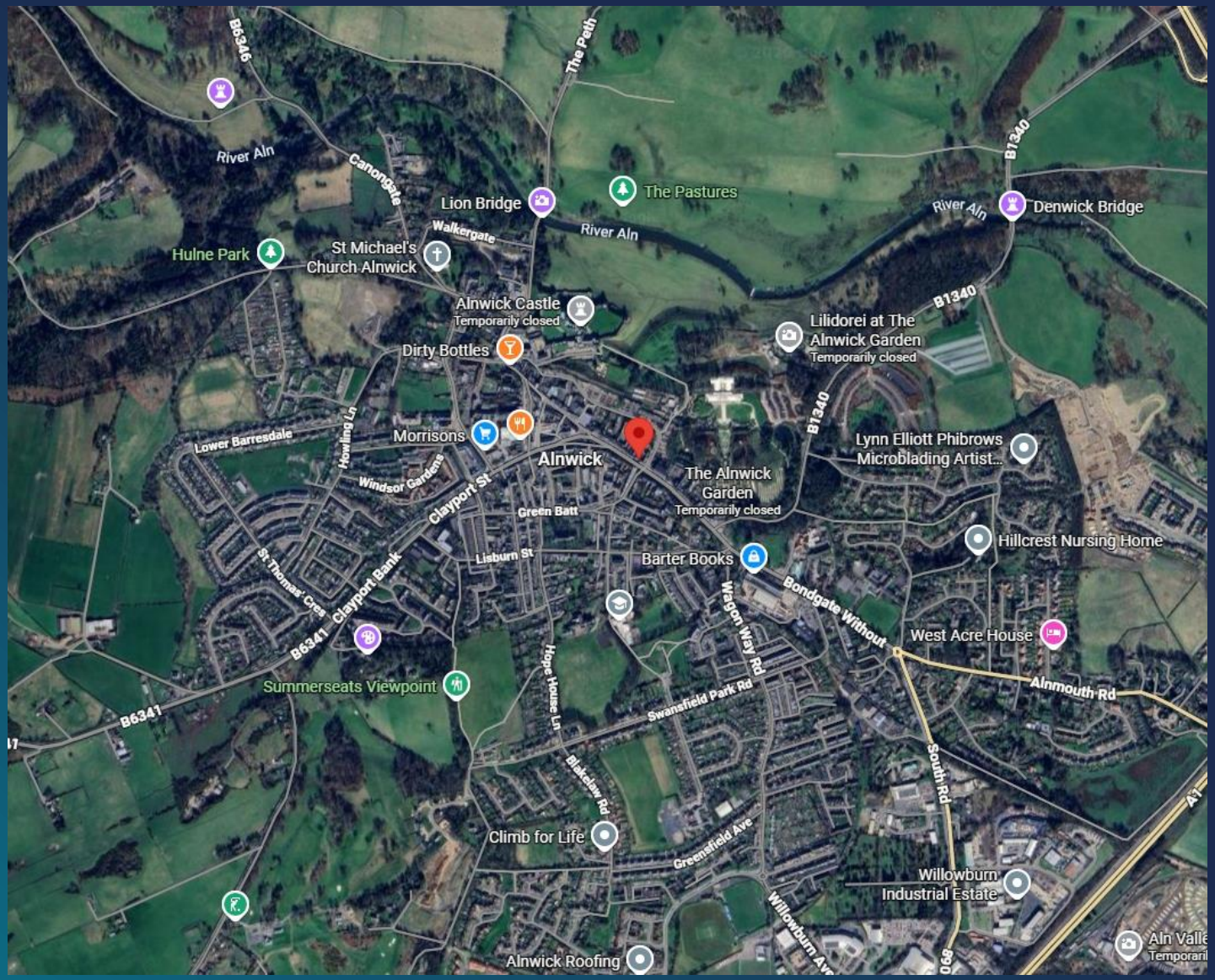

# KEY SPECIFICATION

- Three-storey office building
- Prominent town centre position on Bondgate Within
- Flexible office accommodation suitable for a range of professional uses
- Established commercial surroundings
- Close proximity to local amenities and public parking

# LOCATION

The property is prominently positioned on Bondgate Within, one of Alnwick's principal and most established commercial streets, within the town's historic centre. The surrounding area comprises a mix of professional offices, retailers, food and beverage operators and residential accommodation, creating a strong town-centre trading environment. The location benefits from nearby public parking and convenient access to the A1, providing connectivity to Morpeth, Newcastle upon Tyne and the wider Northumberland region.






MIND AND SOLE
Can you find
3 mice
1 dandelion
1 hedgehog
1 squirrel
4 suns
8 octopus legs
1 frog

## TERMS

The property is available by way of a new lease at £15,000 per annum.

## VAT

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

## EPC

C (71)

## RATING

The rateable value of the premises from 1 April 2026 is £14,000 therefore the estimated rates payable are £6,986

## VIEWING

For all enquiries and viewing arrangements please contact sole agents, Bradley Hall Limited

## CONTACT

**Mahir Mazhar**
01665 605605
mahir.mazhar@bradleyhall.co.uk

Bradley Hall




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