

# To Let



# Peth Stables

The Peth, Alnwick, NE66 1NB

381 ft<sup>2</sup> - 381 ft<sup>2</sup> / 35.4 m<sup>2</sup> - 35.4 m<sup>2</sup>

## Description

The property is a traditional terraced building comprising sandstone walls and traditional slate roof. The property provides office accommodation arranged over ground and first floors. The property benefits from an office at ground floor level, and at first floor, an office, kitchen and WC facilities.

### Location

The property is located in Alnwick, an historic market town in Northumberland. The property is a short distance to Alnwick Castle, the ancestral home for the Duke of Northumberland. Beyond the castle is the fabulous Alnwick Garden, the inspiration of the Duchess of Northumberland, which first opened to the public in 2002.

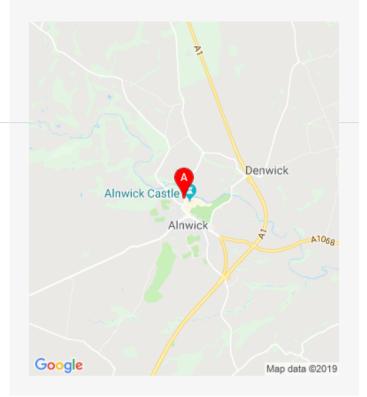
The A1 provides direct access to Edinburgh and beyond to the North, and Newcastle upon-Tyne in the South.

The nearest mainline station is Alnmouth approximately 3 miles to the East.

### **Rent & Accommodation**

#### **CONTACT INFORMATION**

Mark Noutch Asset Surveyor +44 (0) 1665 511795 Mark.noutch@northumberlandestates.co.uk



Unit	Size (sq. m.)	Size (sq. ft.)	Rent per annum
1	35.39 NIA	381 NIA	£5000 p.a.

#### Lease Terms

Properties are available by way of a full repairing and insuring lease for a term of years to be agreed.

#### **Business Rates**

Interested parties should make their own enquiries direct from the relevant local authority.

#### VAT

All quoted figures are exclusive of VAT where chargeable.

#### Legal Costs

Each party is to bear their own costs incurred in any transaction.

#### Viewings

Strictly by appointment via Northumberland Estates or its appointed agents:

Northumberland Estates

#### mark.noutch@northumberlandestates.co.uk

01665 511795

#### **IMPORTANT NOTICE**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Northumberland Estates in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Northumberland Estates nor any agent employed by us has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Our registered office is Northumberland Estates, Estates Office, Alnwick Castle, Alnwick. Northumberland NE66 1NO.