



FIRST FLOOR OFFICES TO LET

17A FRONT STREET,
PRUDHOE, NORTHUMBERLAND, NE42 5HN

- Town centre location
- Size : 63.6 m² / 684 ft²
- Nearby occupiers include Greggs, Ladbrokes and Lloyds Bank

£6,600 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	63.6 m ² / 684 ft ²
Availability	Immediate Occupation
Rateable Value	£3,700
Service Charge(s)	Available upon request
EPC Rating	Available upon request

KEY CONTACT(S)

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LOCATION

The subject property is located on Front Street in Prudhoe which is the main road through the town centre. Prudhoe is a popular town 10.5 miles from Newcastle upon Tyne and 13.8 miles from Hexham.

DESCRIPTION

The property comprises ground, first and second office space as well as having kitchen and WC facilities.

The property is situated in a prominent retail location with surrounding occupiers including Lloyds Bank, Greggs and Ladbrokes.

ACCOMMODATION

The property includes the following net internal area:

Name	M²	Ft²
Total	63.6	684

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £6,600 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
17A Front Street	£3,700

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant..

LEGAL COSTS

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

ENERGY PERFORMANCE

An energy performance certificate rating has been commissioned and will be available soon.

VAT

All figures are exclusive of VAT where chargeable.

