

TO LET



FIRST FLOOR OFFICES

TO LET

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

Town centre location

Size: 63.6 m² / 684 ft²

Greggs, Ladbrokes and Lloyds Bank

Nearby occupiers include

KEY CONTACT(S)

Kristian Sorensen

KEY POINTS

Tenure

Availability

EPC Rating

Rateable Value

Size

07586 128 093

kristiansorensen@georgefwhite.co.uk

To Let

£3,700

Service Charge(s) Available upon request

63.6 m² / 684 ft²

Immediate Occupation

Available upon request

Richard Johnson

07880 386 612

richardjohnson@georgefwhite.co.uk

£6,600 per annum

Viewing strictly by appointment with the sole agent





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

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.

Land App

TERMS

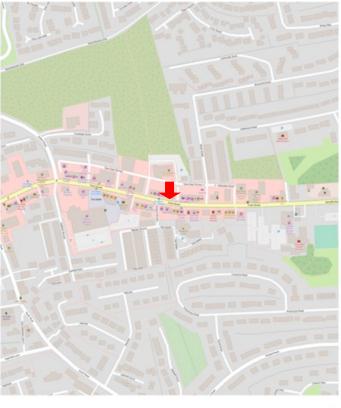
The premises are available by way of a new full repairing and insuring lease at a rent of £6,600 per annum (exclusive). All other terms are to be agreed by negotiation.

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.



Traduced on Sep 21, 2023.

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