

OFFICE SPACE TO LET

The Old Stables, Greys Yard,
Morpeth, NE61 1QD

- First floor, self contained office
- Town centre location
- Total size of 82.49m² (887ft²)
- Awaiting EPC Rating
- Suitable for a variety of uses STPP

Rent of £12,500 per annum

BradleyHall



LOCATION

The subject property is located on Market Place in Morpeth, a historic market town in Northumberland which is situated 6 miles west of Ashington and 16 miles north of Newcastle upon Tyne.

The subject property is situated a short walk from Bridge Street and is immediately next door to the Electrical Wizard (Wetherspoons) and adjacent to Morpeth Riverside Leisure Centre and car park. The subject property is also located nearby national occupiers such as HSBC.

DESCRIPTION

The property comprises a first floor office within a two-storey brick-built building, which has been subdivided into five units. Internally the property benefits from uPVC doors and windows, a concrete floor, a small kitchen and two WCs. The property could be a suitable for a number of different uses subject to the correct permissions.

EPC RATING

D82

RATING ASSESSMENT

To be confirmed, however, we anticipate small business rates relief depending on circumstances.

TERMS

The property is available by way of a new lease with terms to be agreed at £12,500 (Twelve Thousand Five Hundred 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 within
480ft
0.6 miles from
Morpeth Train
Stations
0.2 miles from
Morpeth Bus Station
0.1 mile from Morpeth
Riverside
0.3 from A197



0.1 mile from
Morpeth Clock
Tower



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

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.