



OFFICES
TO LET

**13-15 MARKET STREET,
ALNWICK, NORTHUMBERLAND, NE66 1SS**

- Town Centre Property
- Recently refurbished with freshly painted interior throughout
- First floor former dental surgery
- Suitable for a variety of uses STPP

OIRO £16,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	127 m ² / 1,367 ft ²
Availability	Immediately
Rateable Value	£10,250
Service Charge	£250 per annum subject to change each year
Insurance	£1,100 per annum subject to change each year
EPC Rating	Available on request

KEY CONTACT(S)

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LOCATION

Alnwick is situated approximately 30 miles to the north of Newcastle upon Tyne on the A1. It is the seat of the Duke of Northumberland with a current population of approximately 8,500. Alnwick benefits form a huge influx of visitors during the tourist season, estimated at over 60,000. Tourist attractions include Alnwick Castle and Gardens and the newly opened Lildorei play sculpture which is the largest of its kind in the world.

Market Street is in the centre of the town, and has always been a popular retail location and current occupiers are local traders and financial institutions. The property occupies a prominent situation within the town making this property suitable for multiple uses.

DESCRIPTION

Attractive Grade II Listed building of stone construction under a pitched slate roof with sliding sash windows. The property is located on the first floor and was previously used as a dental surgery. The property comprises a large open plan reception, 4 separate offices, staffroom, separate toilet and kitchen. This office space has been refurbished with new windows to the rear and is freshly painted throughout, offering a modern and contemporary environment ready for occupation.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
First Floor Premises	127	1,367

TERMS

The premises are available by way of a new effectively full repairing and insuring lease. Offers in the region of £16,000 per annum will be considered. All other terms are to be agreed by negotiation.

Insurance charge of £1,100 per annum - Subject to change each year

Maintenance charge of £250 per annum - Subject to change each year

RATING ASSESSMENT

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

Rateable Value	£
2023	10,250

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 has been commissioned and will be available shortly.

VAT

We are advised that the property is not elected for VAT.

