



TO LET—FIRST FLOOR OFFICES

2-4 WELLWOOD STREET, AMBLE
NORTHUMBERLAND, NE65 0EW

- First floor two storey corner unit
- High Street Location
- Nearby occupiers include the Cooperative convenience store, an Indian Restaurant, a public house and a funeral directors.

Room 1 - £2,632 per annum - £220 per month

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	Room 1 -188 ft ²
Availability	Immediate Occupation
Rateable Value	£12,750
Service Charge(s)	Available upon request
EPC Rating	Available upon request

KEY CONTACT(S)

Ocean Atkinson

☎ 07545 920905

✉ oceanatkinson@georgefwhite.co.uk

Richard Johnson

☎ 07880 386 612

✉ richardjohnson@georgefwhite.co.uk

LOCATION

Amble is a small town and sea port on the North Sea coast in Northumberland an area of outstanding natural beauty and visited throughout the year by tourists around the world. The town is situated on the A1068 which runs from north to south along the Northern East Coast Line. Amble also lies near the A1 providing easy access to the nearest city Newcastle upon Tyne approximately 30 miles south and also to Edinburgh in Scotland around 80 miles north. There is an east coast mainline railway link between Edinburgh and London which runs via the nearby Widdrington Station.

DESCRIPTION

The property comprises a first floor office suite with shared ground floor access in a prominent building. The suite has the benefit of carpeted floors and strip florescent lighting.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
Room 1	17.46	188

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of
Room 1 - £2,640 per annum - £220 per month

RATING ASSESSMENT

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

Rateable Value	£
Tattoo Studio and Premises	£12,750

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.



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