

RETAIL UNIT TO LET

Unit 35-35a Bridge Street Morpeth



Savills Leeds

3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

- Morpeth is an historic market town located approximately 14 miles north of Newcastle-upon-Tyne, 5 miles west of Ashington, and 18 miles south of Alnwick.
- The town benefits from good access and public transport facilities with bus and train stations in walking distance to the subject property.
- The subject property is located in the centre of Bridge Street alongside nearby retailers **Boots, Greggs, Superdrug, Holland & Barrett** and **Costa**.

Accommodation

The premises are arranged over ground and first floor levels. Approximate net internal areas are:

Ground Floor:	3,188 sq ft	292.5 sq m
Ground Anc:	344 sq ft	32 sq m
First Floor:	1,666 sq ft	154.8 sq m

Tenure

The unit is available by way of new effective full repairing and insuring lease

Rent

£70,000 per annum exclusive.

Service Charge

Service charge payable on an ad hoc basis.

Rates

Rateable Value (2025/26)	£46,250
UBR:	£0.499
Rates Payable:	£23,078.75

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Rating D, Full Energy Performance Certificate available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

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