



20A Front Street, Prudhoe,
Northumberland NE42 5HN

- First Floor Retail/Office Space
- Town Centre Location
- Suitable for a Variety of Uses (stpp)
- Available with Vacant Possession
- Excellent Passing Trade
- Former Tailor Business
- Floor Area 46.8 sq.m. (503.7 sq.ft.)
- Free Parking Nearby
- New Lease Terms Available
- Available from December 2023

Rent £5,200 per annum

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Location

The property is located on the main road running through the centre of Prudhoe with various other local independent retailers. The main road position provides good footfall and passing trade and free parking within the immediate vicinity also helps to achieve a good level of custom. Prudhoe is a small town in the south of Northumberland situated just south of the River Tyne and around 12.5 miles west of Newcastle upon Tyne and Gateshead centres.

The Premises

We are delighted to offer to the market this first floor office/retail space, set within a two storey mid-terrace property, on the main road.

The unit was previously used for a tailoring business, for a long time, with the tenant deciding to retire, this year.

There are main reception rooms, small hallway and a w/c, of which the unit can be suitable for a variety of uses (stpp).

There is nearby free parking and a great range of large retailers nearby, including: Heron Foods, Co-op and Greggs

Rent

£5,200 per annum

Lease

A new lease term is available, subject to negotiation.

Rateable Value

The 2023 Rating List entry is Rateable Value £3,750

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Viewing

Strictly by appointment through this office.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H886

Prepared 23rd October 2023

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