



## 30 Gordon Terrace, Stakeford, Choppington NE62 5UE

- Ground Floor Retail Unit
- Floor Area 43.6 sq. m. (470 sq. ft.)
- Formerly Occupied by a Barbers
- Suitable for a Variety of Uses
- Prominent Main Road Position
- Small Business Rate Relief

**Rent £6,500 per annum**

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## Location

The unit is located on Gordon Terrace in Stakeford. Stakeford is a village 17 miles (27 Km) north of Newcastle upon Tyne. It lies across the river Wansbeck from Ashington along with Guide Post. It forms part of the civic parish of Bedlington.

## Description

We are delighted to offer to the market this ground floor retail unit formerly occupied by a barbers. The unit would suit a variety of uses subject to the correct use class.

## Floor Areas:

Area	Sq. m.	Sq. ft.
Retail Area	23.88	257.09
Office	11.55	124.37
Kitchen	3.27	35.29
Store	3.20	34.51
W.C	1.73	18.65
<b>Total</b>	<b>43.65</b>	<b>469.91</b>

## Rent

£6,500 per annum

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rateable Value

The 2023 Rating List entry is Rateable Value £4,000.

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.

## Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance

## Viewing

Strictly by appointment through this office

## Notice

The photos shown are from when the previous tenant was in occupation, the fixtures and fittings may vary from the ones shown, we recommend a viewing prior to proceeding.

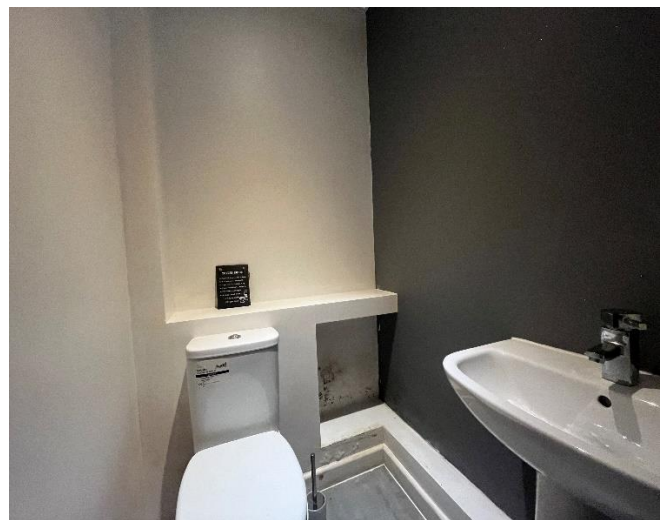
## Important Notice

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: H970 (Version 1)**

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**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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