



10 Manchester Street, Morpeth, Northumberland NE61 1BH

- Two Storey Offices
- Prime Town Centre Location
- Attractive Sandstone Property
- Suitable for a Variety of Uses stpp
- Floor Area 1,042 sq. ft. (96.8 sq. m.)
- Residential Development Potential stpp
- Private On-site Secure Parking
- Large public Car Park to Rear

Offers in the Region of £159,950 (Freehold)

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Location

Situated in the heart of Morpeth town centre, 10 Manchester Street enjoys a prime position just steps away from the vibrant Sanderson Arcade—a popular shopping destination offering a variety of high-end retailers, cafés, and amenities. The property benefits from excellent accessibility, with a large public car park conveniently located directly behind, providing ample parking for customers, clients, or residents. This central location offers strong footfall and easy access to local transport links, making it ideal for a wide range of uses.

Description

We are pleased to present to the market this well-appointed two-storey sandstone property, ideally situated on Manchester Street in the centre of Morpeth. Offering approximately 1,042 sq. ft. (96.8 sq. m.) of versatile internal space, the building is thoughtfully configured to include a variety of office spaces, kitchen facilities and two W.C.s.

The property offers a practical and adaptable layout, making it suitable for a wide range of commercial uses. Currently utilised as office accommodation, it also presents excellent potential for alternative uses, including residential conversion, subject to the necessary planning permissions.

This is a rare opportunity to acquire a flexible and well-located property in one of Morpeth’s most sought-after areas.

Parking

The property benefits from small gated court yard to the rear which allows parking for 1 vehicle.

Area	sq. m.	sq. ft.
Ground Floor		
Office	33.01	355.31
Office	10.49	112.91
Kitchen	8.81	94.83
Lobby	4.49	48.32
W.C	2.49	26.80
First Floor		
Office	11.16	120.12
Office	17.42	187.50
Office	6.97	75.02
W.C	1.99	21.42
Total	96.83	1,042.26

Services

Gas central heating, electric and water.

Tenure

Freehold

Price

Offers in the region of £159,950

EPC Rating

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Rateable Value

The 2025 Rating List entry is Rateable Value £7,700

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

- 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.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

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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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