



14 Clayton Street, Bedlington Station NE22 7JE

- Ground floor retail unit
- Floor area 33.8 sq. m. (364 sq. ft.)
- Recently refurbished to a high modern standard
- Prominent position on Clayton Street, Bedlington Station
- Suitable for a variety of uses STPP
- Flexible Lease Terms Available
- Electric roller shutters, LED lighting & electric heating

Rent: £6,500 per annum

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Location

The unit is prominently situated on Clayton Street in Bedlington Station, a well-established residential and commercial area within Northumberland. Bedlington Station lies approximately 2 miles south of Bedlington town centre and around 15 miles north of Newcastle upon Tyne, offering good transport links via the A189 and A19.

Clayton Street benefits from steady local footfall, with a mix of independent retailers, convenience stores, and service-based businesses serving the surrounding community. The property is within easy walking distance of nearby amenities including shops, cafés, and public transport connections, with regular bus services providing access to Ashington, Blyth, Morpeth, and Newcastle.

Description

The premises comprise a ground floor retail unit within a two-storey property, extending to approximately 33.8 sq. m. (364 sq. ft.). The accommodation provides an open-plan sales area, together with an office/kitchen, small store, and WC facilities.

The unit has recently undergone a comprehensive refurbishment and now benefits from a new double-glazed frontage, electric roller shutters, LED lighting, modern electric heating, and power points, providing a ready-to-occupy trading space.

Floor Area

Area	Sq. m.	Sq. ft.
Retail	16.9	181.91
Office/Kitchen	11.43	123.03
Store	2.01	21.63
W.C	3.50	37.67
Net Internal	33.84	364.2

Tenure

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

Rent

£6,500 per annum

Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The unit is still to be assessed by the Valuation Office Agency, however it is anticipated that the Rateable Value will fall within the threshold qualifying for Small Business Rate Relief, meaning many occupiers could benefit from little or no business rates liability (subject to eligibility).

Important Notice

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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.

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