



## 12 Front Street, Prudhoe, Northumberland NE42 5HN

- Two-storey commercial premises with additional basement accommodation
- Net internal area 187 sq. m. (2,016 sq. ft.)
- Suitable for a variety of uses stpp
- Prominent main road frontage
- On-street parking available in the immediate vicinity
- Flexible new lease terms available by negotiation
- Option to lease the ground floor and basement only at a rent of £14,000 pa

**Rent £17,500 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. With public transport links and local amenities close by, the location offers both practicality and flexibility, ideal for businesses seeking a prominent and adaptable premises in a proven commercial setting.

## The Premises

We are pleased to bring to the rental market this substantial and well-presented two-storey retail/office premises with basement accommodation, prominently positioned within a mid-terrace retail parade.

The property was most recently occupied by Lloyds Bank and benefits from a versatile layout arranged over basement, ground floor and upper floor levels. Owing to its former use and configuration, the accommodation would be well suited to a range of alternative commercial uses, subject to obtaining the appropriate planning consent and use class.

The premises offer generous internal space, suitable for customer-facing operations on the ground floor with ancillary office, storage or staff accommodation provided on the upper floor and basement levels. The building's previous use as a banking hall further enhances its suitability for professional, financial, medical or retail occupiers seeking a prominent and adaptable unit.

## Floor Area

Area	Sq. m.	Sq. ft.
Basement	48.4	520.97
Ground floor	90.5	974.13
Basement	48.4	520.97
<b>Net internal</b>	<b>187.3</b>	<b>2,016.08</b>

## Rent

£17,500 per annum

## Lease

Leasehold - A new lease term is available, subject to negotiation.

## Rateable Value

The 2026 Rating List entry is Rateable Value £13,000

## 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 I364 (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.

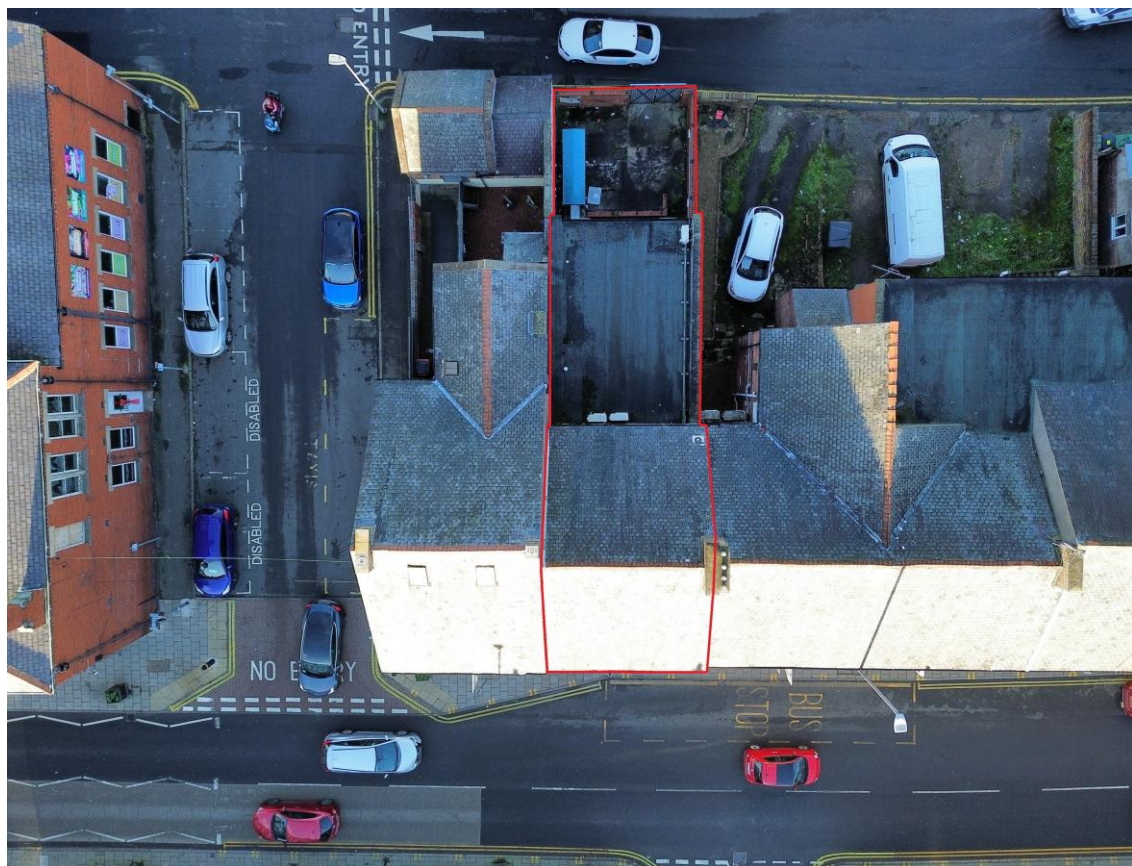
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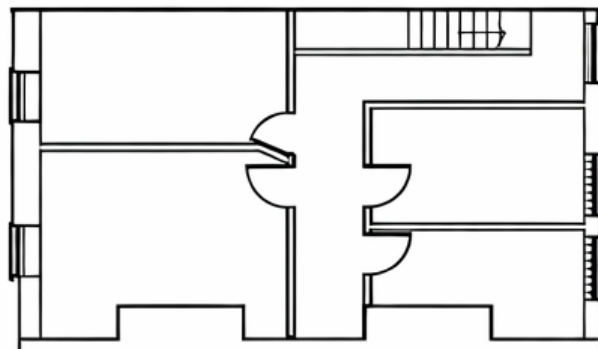
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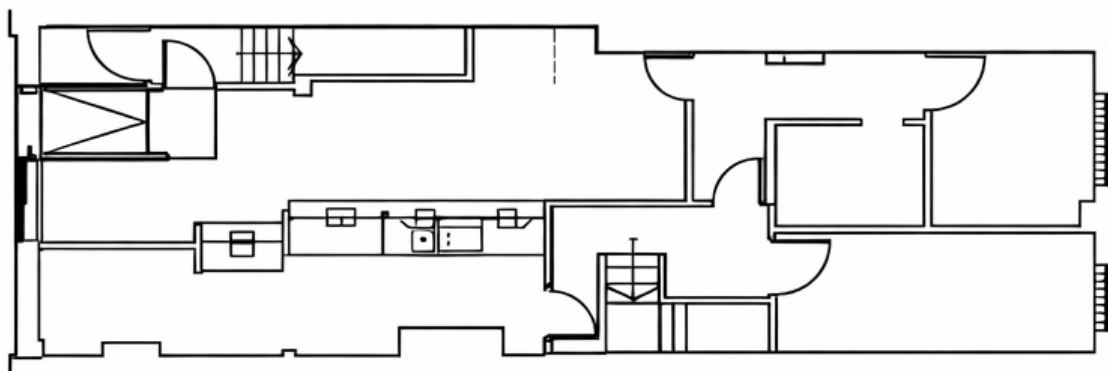
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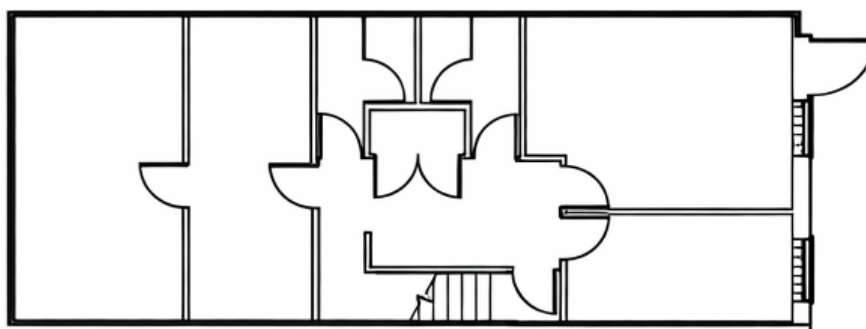
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First Floor



Ground Floor



Basement