



**5 Ravensworth Terrace, Bedlington Station,  
Northumberland NE22 7JW**

- Two Storey Retail Unit / Office
- Floor Area circa 95.56 sq.m. (1,028.59 sq.ft.)
- Suitable for a Variety of Uses
- Main Road Location & Close to New Train Station
- Off Street Parking & Electric Roller Shutters
- New Flexible Lease Terms Available

**Rent £10,200 per annum**

# COMMERCIAL

## Location

The property forms part of a shopping parade located on Ravensworth Terrace in Bedlington Station which is an expanding residential area to the east of Bedlington. The location is well established with mixed commercial and residential accommodation and the local population is expanding with several new residential developments currently under construction.

## The Premises

A two storey terrace property with pitched roof. The property benefits from electric storage heating and electric roller shutters. It is was formerly used for an events and gifts business and has off street parking available (with a car park within short walking distance).

A new train station is opening, nearby, very soon, which will increase the footfall and interest in the area.

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Retail Front	48.22	519.03
Retail Rear	26.53	285.56
W/C		
<b>First Floor</b>		
Office	20.81	223.99
<b>Total</b>	<b>95.56</b>	<b>1,028.59</b>

## Rent

£10,200 per annum

## Tenure

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

## Costs

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £10,000

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.

## 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 I357**

**Prepared 11<sup>th</sup> December 2025**

# COMMERCIAL

