



## 4a Bridge Street, Amble, NE65 0DR

- Ground Floor Retail Unit
- Floor Area circa 34.85 sq.m. (375.1 sq.ft.)
- Newly Built Self-Contained Stone Building
- Located off Queen Street (close to Tesco Extra)
- Open Plan Area with Storage Room
- Suitable for a Variety of Uses (stpp)
- New Lease Terms Available

**Initial Rent: £6,000 per annum**

# COMMERCIAL

## Location

The property is located on Bridge Street, which runs off of Queen Street, forming part of a dynamic neighbourhood with an attractive mix of shops, cafés, convenience stores, and takeaway outlets, including Heron Foods and Tesco close by.

Amble is a small town and sea port on the North Sea coast in Northumberland an area of outstanding natural beauty and visited throughout the year by tourists around the world. The town is situated on the A1068 which runs from north to south along the Northern East Coast Line. Amble also lies near the A1 providing easy access to the nearest city Newcastle upon Tyne approximately 30 miles south and also to Edinburgh in Scotland around 80 miles north. There is an east coast mainline railway link between Edinburgh and London which runs via the nearby Widdrington Station.

## Description

The premises comprise a ground floor within a newly erected, stone-built property, complete with a large skylight.

The accommodation provides predominantly open-plan area, with storage room and W.C. facilities.

Newly refurbished with LED spotlighting throughout, new bathroom, kitchen and fresh white-boxing throughout.

## Rent

£6,000 per annum

## Tenure

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value TBC

## EPC Rating

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## 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.

**Ref: I279 (Version 1)**

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