



**68 Front Street East,
Bedlington, Northumberland NE22 5AE**

- Ground Floor Former Salon on Main Road
- Floor Area 51.39 sq.m. (553.15 sq.ft.)
- Well Presented Unit with 4 Treatment Rooms/Storage
- Suitable for a Variety of Uses (stpp)
- On Street Parking
- Excellent Passing Trade
- New Lease Terms Available
- Low/No Rates to Pay

Rent: £8,400 per annum

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Location

The property occupies a prominent position on Bedlington's main High Street, at the heart of a mixed-use commercial and residential area. The property enjoys direct frontage onto the town's principal retail route, benefiting from regular footfall and strong local visibility.

Bedlington is a well-established Northumberland town, approximately 10 miles north-east of Newcastle, with excellent access via the A1 and regional road links. The town is also benefiting from ongoing regeneration projects, including the reinstatement of the Bedlington rail station as part of the Northumberland Line.

Front Street East forms part of the town centre's core retail and service area, surrounded by independent traders, cafés, and local amenities. The location offers easy access to supermarkets, schools, health facilities, and public transport — making it an attractive mixed-use investment opportunity in a well-connected and thriving town centre.

Description

We are delighted to bring to the market this ground floor former salon, under a two storey mid-terrace mixed use property, with on street parking, immediate to the front.

The ground floor comprises four well-presented treatment/storage rooms (of which the layout can be altered, if required), kitchen, w/c and two smaller storage areas. Tiled flooring throughout and strip LED lighting gives a good aesthetic feel, to the unit.

Floor area is broken down, as follows:

Area	Sq.m.	Sq.ft.
Reception/Hall	12.84	138.21
Treatment 1	5.14	55.33
Treatment 2	6.41	68.99
Treatment 3	7.65	82.34
Treatment 4	10.67	114.85
Store Area 1	1.27	13.67
Store Area 2	1.37	14.75
WC	1.07	11.51
Kitchen	4.96	53.59
Total	51.39	553.15

Tenure

Leasehold

Rent

£8,400 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £4,450

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

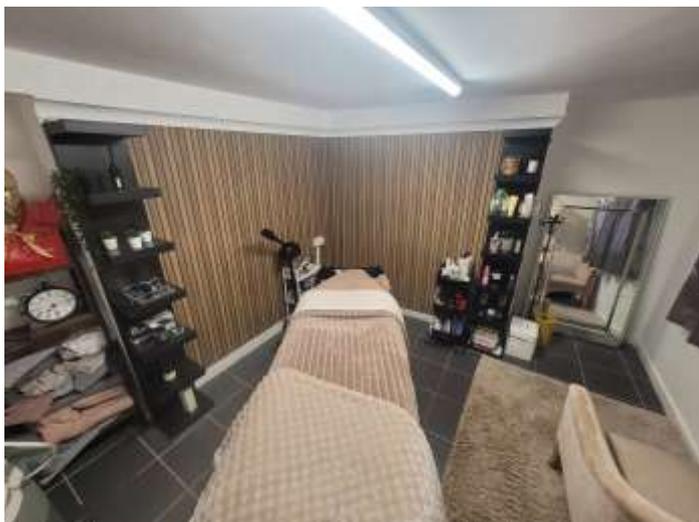
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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref: I410 (version 1)

Prepared 2nd March 2026



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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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