



90 Front Street East Bedlington, Northumberland NE22 5AE

- Ground floor retail or office accommodation
- Net internal area 131.6 sq. m. (1,416 sq. ft.)
- Open-plan layout with multiple private offices
- Prominent position on Bedlington's main High Street
- Well-presented substantial detached property
- Ample parking alongside elevation
- Project EV untethered dual socket electric vehicle charger

Rent: £15,000 per annum

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Location

The unit occupies a prominent and highly visible 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.

Description

We are delighted to bring to the rental market this ground floor retail unit/office within a detached property occupying a prominent position within Bedlington town centre. The property benefits from ample parking along the side elevation, including the added convenience of an EV charging point.

The ground floor comprises a well-presented and versatile retail/office unit extending to approximately 131.6 sq. m. (1,416 sq. ft.). The accommodation is thoughtfully arranged, offering a spacious open-plan retail or office area, complemented by a reception space and a private meeting room.

In addition, the property provides two further private offices, a store room, kitchen facilities, WC and disabled WC, along with an external store. The interior has been finished to a modern standard, featuring contemporary décor, excellent natural light, and a mix of open and private working areas, making it suitable for a wide range of business uses.

The flexible layout lends itself equally well to office, retail, or customer-facing operations, with good visibility and accessibility enhancing its commercial appeal. Overall, this is an excellent opportunity to occupy a high-quality, ready-to-use premises in a well-connected and established location.

External

The property comes with a Project EV untethered dual socket electric vehicle charger.

Rent

£15,000 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 2026 Rating List entry is Rateable Value £16,750

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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Prepared: 30th 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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