



15 Station Street, Bedlington Station, Northumberland NE22 7JN

- Mixed-use retail, office, and warehouse accommodation
- Net internal area 338 sq. m. (3,639 sq. ft.)
- Rear warehouse access for deliveries and servicing
- Suitable for retail, trade or service uses stpp
- Property recently undergone full refurbishment
- Opposite newly opened Bedlington railway station (Northumberland Line)
- High pedestrian and vehicular passing traffic
- No business rates payable, subject to eligibility

Rent: £20,000 per annum

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Location

The property occupies a prominent and highly accessible position on Station Road, Bedlington Station, benefitting from dual frontage and strong visibility within an improving commercial area. The retail unit fronts directly onto Station Street, providing excellent exposure to passing pedestrian and vehicular traffic, and is further enhanced by its immediate proximity to the new Bedlington Station, which opened in March 2026 as part of the Northumberland Line between Newcastle and Ashington.

To the rear, the industrial/warehouse accommodation fronts onto School Road, offering convenient access for deliveries, servicing, and operational use. This dual-aspect layout makes the property well-suited to a range of occupiers requiring both customer-facing and storage or light industrial space. The surrounding area comprises a mix of local retailers, residential housing, and community amenities, with ongoing regeneration linked to the new rail line strengthening long-term commercial appeal. Bedlington Station is a growing suburb in south Northumberland, located around 12 miles north of Newcastle upon Tyne, with Morpeth and Blyth approximately 6 and 4 miles away respectively. Station Street includes a range of independent occupiers such as convenience stores and takeaways.

Description

The property comprises a substantial end-terrace, two-storey mixed-use unit, incorporating ground floor retail accommodation with ancillary storage and office space, together with a large warehouse to the rear.

The ground floor provides an open plan retail area to the front, benefitting from good natural light and frontage onto Station Street, with ancillary kitchen, office and WC facilities located to the rear. The space is suitable for a range of retail, office or service-based uses. To the rear of the property is a generous industrial/warehouse unit extending to approximately 223.09 sq. m. (2,401 sq. ft.), offering excellent storage or operational space. The warehouse is accessible internally from the retail unit and also benefits from a separate private access from the rear, providing convenient loading and servicing. The first floor comprises additional office/storage accommodation extending to approximately 53.69 sq. m. (577.91 sq. ft.), suitable for administrative use or further ancillary space.

In total, the accommodation extends to:

Ground Floor: Retail/Office/ Kitchen & WC: 61.3 sq m (659.82 sq ft)

Ground Floor: Warehouse: 223.09 sq m (2,401.32 sq ft)

First Floor: Office/Store: 53.69 sq m (577.91 sq ft)

The property offers a versatile layout suitable for a wide range of occupiers requiring a combination of customer-facing space and substantial storage or light industrial accommodation.

Tenure

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

Rent

£20,000 per annum (paid monthly in advance £1,666.66)

Deposit

£2,000

Costs

Lease costs & ID checks £1,250 plus vat (£1,500 inc vat)

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £12,000

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.

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Prepared: 17th April 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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