



3 Ravensworth Street, Bedlington Station, Northumberland NE22 7JW

- Ground Floor Retail Unit
- Floor Area circa 26.61 sq.m. (286.42 sq.ft.)
- Suitable for a Variety of Uses
- Main Road Location & Close to New Train Station
- Off Street Parking & Roller Shutters
- Low/No Rates to Pay

Freehold: £45,000

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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

The unit is on the ground floor of a two storey terrace property with pitched roof. The property benefits from suspended ceiling, tiled flooring and roller shutters. It is was formerly used as a barbers 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. |
|---------------------|--------------|---------------|
| Ground Floor | | |
| Retail Front | 20.69 | 222.70 |
| Kitchen | 5.92 | 63.72 |
| W/C | | |
| Total | 26.61 | 286.42 |

Price

£45,000

Tenure

Freehold

Costs

The Buyer is responsible for the Seller's agency fee of £2,500+vat (£3,000 inc vat)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £4,1000

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 I415

Prepared 11th 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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