

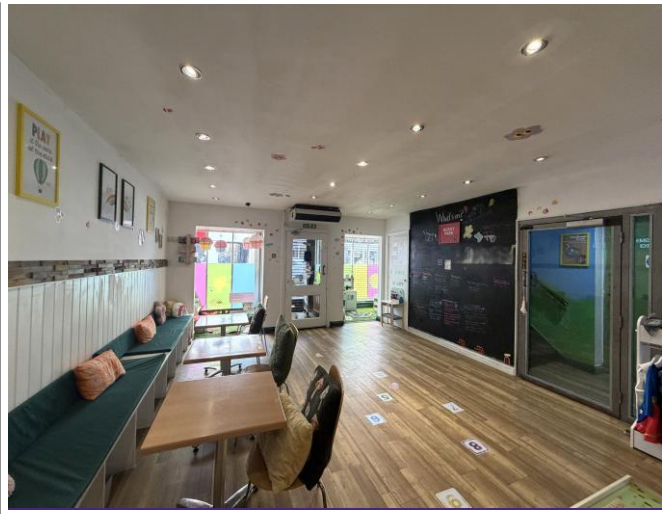
- Attractive three storey period building
- Floor area 1,383 sq ft (128.49 sq m)
- Prominent corner position in Morpeth town centre
- Excellent visibility and footfall
- Available with vacant possession
- Former café/play centre
- Suitable for a variety of uses (stpp)



50 Bridge Street, Morpeth,
Northumberland NE61 1NL

Rent: £20,000 per annum

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Location

The property occupies a highly prominent corner position at the junction of Bridge Street and Chantry Place in the heart of Morpeth town centre. Situated within one of Northumberland's most affluent and historic market towns, the premises benefits from excellent visibility to both pedestrian and vehicular traffic.

Bridge Street forms one of the town's principal retail and commercial thoroughfares, connecting the main shopping area with residential neighbourhoods and key transport routes. The property's corner frontage provides strong presence and extensive exposure from multiple directions, making it particularly well suited to retail, leisure, café, office or service-based occupiers.

The surrounding area comprises a diverse mix of independent retailers, national operators, cafés, restaurants, professional services and community facilities, creating a vibrant and established commercial environment. Nearby occupiers generate consistent footfall throughout the day, whilst the property is also conveniently located within walking distance of Morpeth Bus Station, Morpeth Railway Station and several public car parks.

Morpeth serves as the administrative centre of Northumberland and benefits from a substantial catchment population, attracting shoppers and visitors from across the county. The town enjoys excellent road connectivity via the A1(M), providing direct access to Newcastle upon Tyne approximately 15 miles to the south and Edinburgh to the north. The property's strategic corner location, combined with its prominent period appearance and central position within Morpeth, offers an excellent opportunity for businesses seeking a highly visible town centre presence.

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Description

A rare opportunity to lease a distinctive and characterful three-storey corner property occupying a highly prominent position within Morpeth town centre. The premises are currently operated as a successful children's play café and coffee shop but are being offered with vacant possession due to the business relocating.

The property benefits from extensive frontage onto Bridge Street, excellent natural light, and a flexible internal layout extending to approximately 1,383 sq ft (128.49 sq m) over three floors. The accommodation includes a welcoming ground floor retail/café area, upper floor open-plan rooms, ancillary kitchen facilities, WCs and storage areas, making it suitable for a variety of commercial uses, subject to any necessary consents. Its prominent corner location, attractive period façade and adaptable accommodation make the premises ideal for occupiers seeking a town centre presence in one of Northumberland's most desirable market towns.

Floor Area

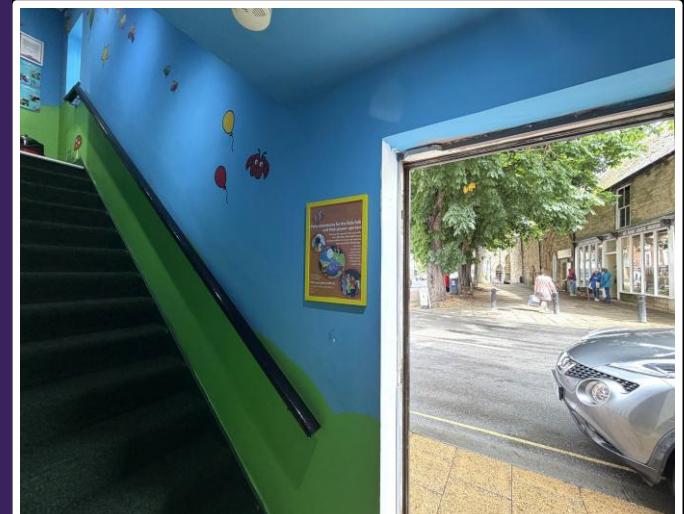
Area	Sq. m.	Sq. ft.
Ground Floor	43.7	470.38
First Floor	44.73	481.46
Second Floor	40.06	431.2
Net Internal	128.49	1,383.05

Rent

£20,000 per annum

Lease Terms

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



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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.

Rateable Value

The 2026 Rating List entry is Rateable Value £15,500

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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Ref I485 (Version 1)

Prepared 05th June 2026

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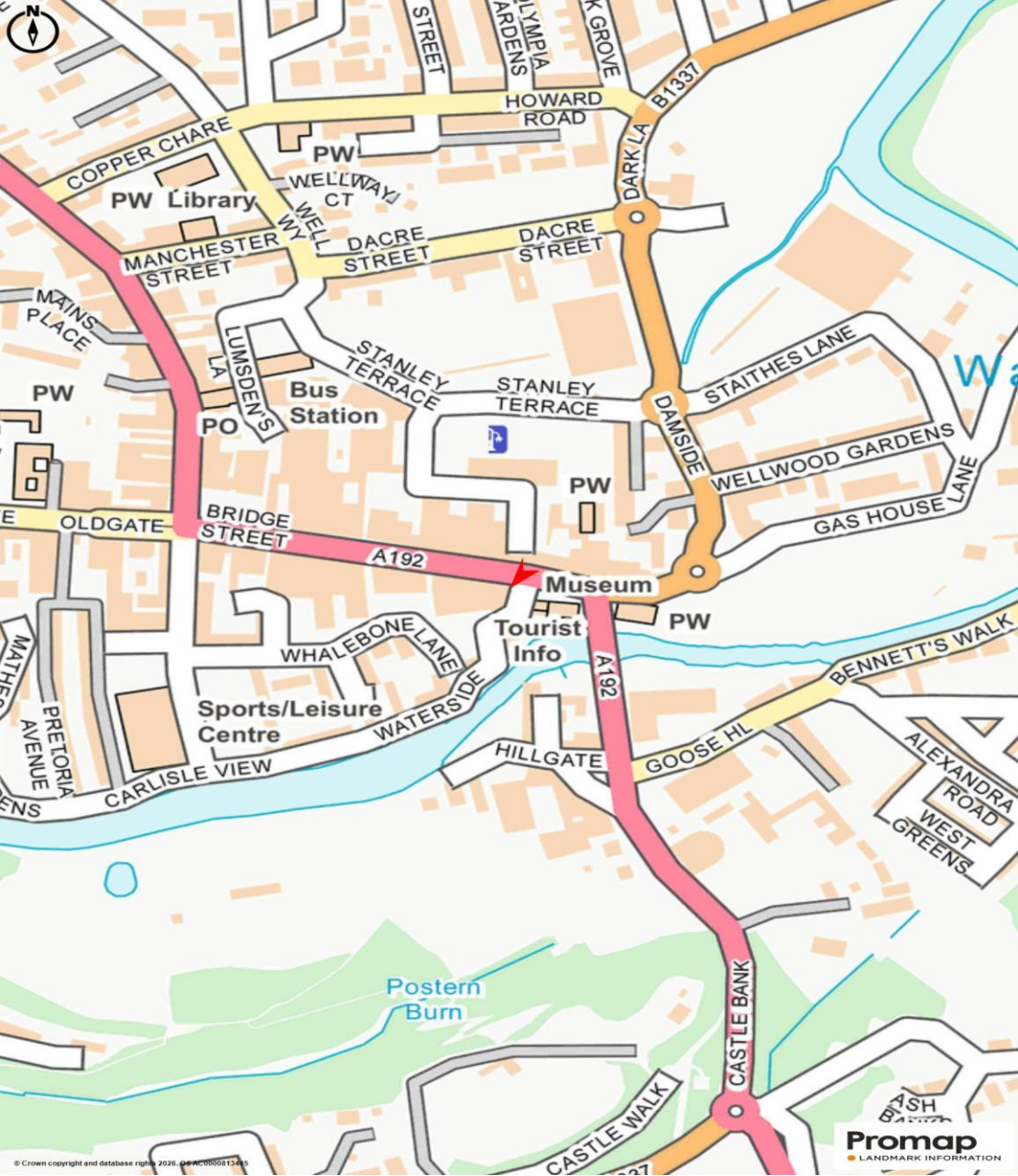
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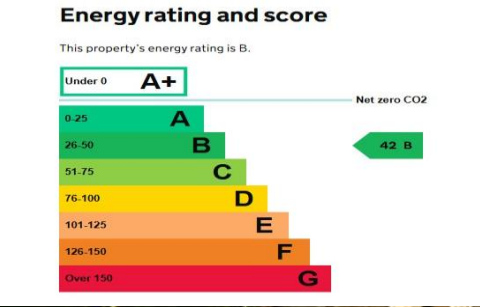




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