



- Ground floor commercial premises
- Net Internal Area 77 sq. m. (829 sq. ft.)
- Prominent position within established shopping centre
- Suitable for various commercial uses, subject to planning
- Large free carpark to the rear
- Potential 100% Small Business Rates Relief available

**18 Abbey Meadows, Kirkhill
Shopping Centre, Morpeth,
Northumberland NE61 2BD**

Rent: £12,000 per annum

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Location

The property occupies a prominent ground floor position within Kirkhill Shopping Centre, a well-established neighbourhood retail parade serving the surrounding residential areas of Morpeth. Situated at 18 Abbey Meadows, the unit benefits from a central location within the shopping centre, alongside a mix of local retailers, service providers and community amenities, generating regular pedestrian footfall throughout the day. Morpeth is the administrative centre of Northumberland and an affluent market town located approximately 15 miles north of Newcastle upon Tyne, with excellent road connections via the A1(M). The property is conveniently positioned within the popular Kirkhill residential estate, one of Morpeth's largest and most established housing areas, providing a strong local customer base and easy access for both residents and visitors. The surrounding area benefits from ample public parking, nearby schools, community facilities and public transport links, making the location suitable for a variety of retail, professional service, or other commercial uses.

Description

An excellent opportunity to acquire a ground floor commercial premises extending to approximately 77 sq. m. (829 sq. ft.), situated within the established Kirkhill Shopping Centre on the popular Abbey Meadows estate in Morpeth.

The property is currently fitted out and operating as a Laundrette however it is being offered with vacant possession and provides flexible accommodation that could suit a variety of occupiers, subject to obtaining any necessary planning consent and the appropriate use class. The accommodation comprises a spacious open-plan main area, rear store, garage and W/C facilities.

Uses not permitted

Prospective tenants should note that, in order to protect the trading interests of existing occupiers within the shopping parade, the premises will not be available for the following uses: Chinese takeaway, Pizza takeaway, Nursey, Pharmacy/chemist, Unisex hairdressing salon, Barber shop.

Rent

£12,000 per annum

Fees

The ingoing tenant will be responsible for all costs associated with the assignment of the lease, including the landlord's and agents' fees, which are estimated to be in the region of £3,300.

Lease Terms

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

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 Arrangements

Strictly by appointment through this office.





Rateable Value

The 2026 Rating List entry is Rateable Value £7,000

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

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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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