



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: Offers Over £39,950

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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

Offers over £39,950

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 £4,100

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

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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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