

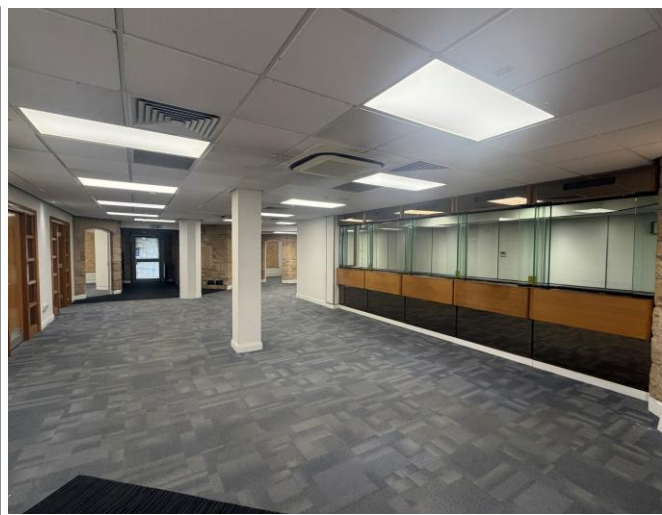


- Ground floor commercial premises
- Net internal area 275 sq. m. (2,960 sq. ft.)
- Prominent town centre location
- Former bank premises offered with full vacant possession
- Suitable for a variety of uses (stpp)
- Free on-street parking available directly outside

**42 Front Street West,
Bedlington, Northumberland,
NE22 5UB**

Rent: £20,000 per annum

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Location

The property occupies a prominent position on Front Street West, the principal retailing thoroughfare within Bedlington town centre. Bedlington is a well-established Northumberland market town located approximately 10 miles north of Newcastle upon Tyne and 4 miles south-east of Morpeth, benefiting from excellent road links via the A189 Spine Road and A1(M). Front Street West forms the commercial heart of the town and accommodates a mixture of national, regional and independent occupiers including convenience retailers, food and beverage operators, professional services, financial institutions and local traders. The area benefits from consistent pedestrian footfall generated by the surrounding residential population, nearby public services and town centre amenities.

The subject property is situated in a busy retail parade and benefits from good visibility to passing pedestrians and vehicular traffic, together with nearby public car parking facilities. Surrounding occupiers include a variety of established retailers, service providers and leisure uses, contributing to a vibrant and diverse trading environment. Bedlington continues to benefit from ongoing residential growth and investment across the wider South East Northumberland area, supporting local retail and service sector demand.

Description

An end terrace ground floor commercial unit occupying a prominent position on Front Street West in the centre of Bedlington. Previously operated as a bank the premises is offered with vacant possession.

The accommodation extends to approximately 275 sq. m. (2,960 sq. ft.) and comprises a spacious open-plan retail/trading area with offices, safe room, kitchen and WC facilities. The layout offers flexibility and could suit a variety of commercial uses, subject to the necessary planning consent and use class requirements.

The property benefits from an attractive stone-built frontage with prominent display windows, providing excellent visibility and natural light. Its central location places it amongst a mix of established local businesses, retailers, cafés and service providers, with good levels of pedestrian and vehicular traffic.

Floor Area

275 sq. m. (2,960 sq. ft.)

Rent

£20,000 per annum

Deposit

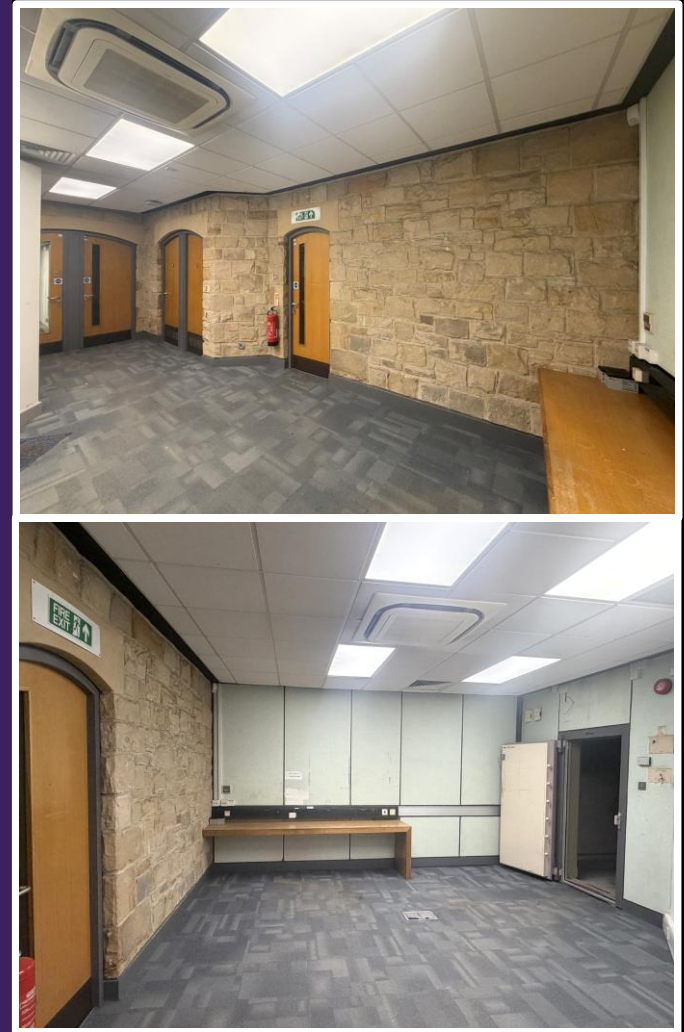
£3,000

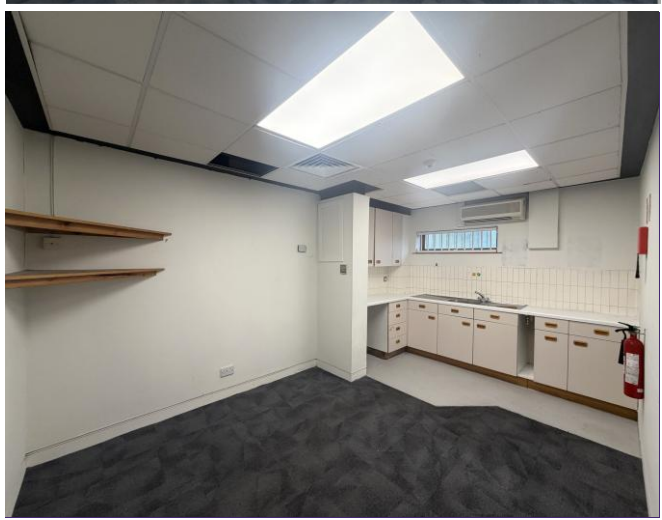
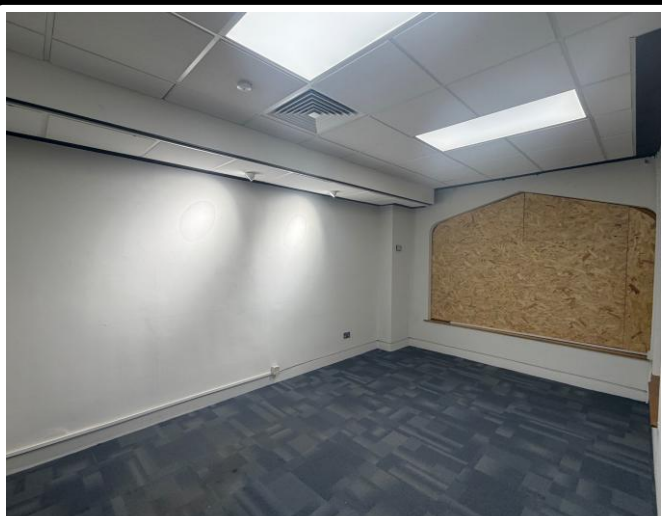
Fees

The incoming tenant is responsible for the costs relating to preparation of the lease.

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.

Rateable Value

The 2026 Rating List entry is Rateable Value £34,000

Viewing Arrangements

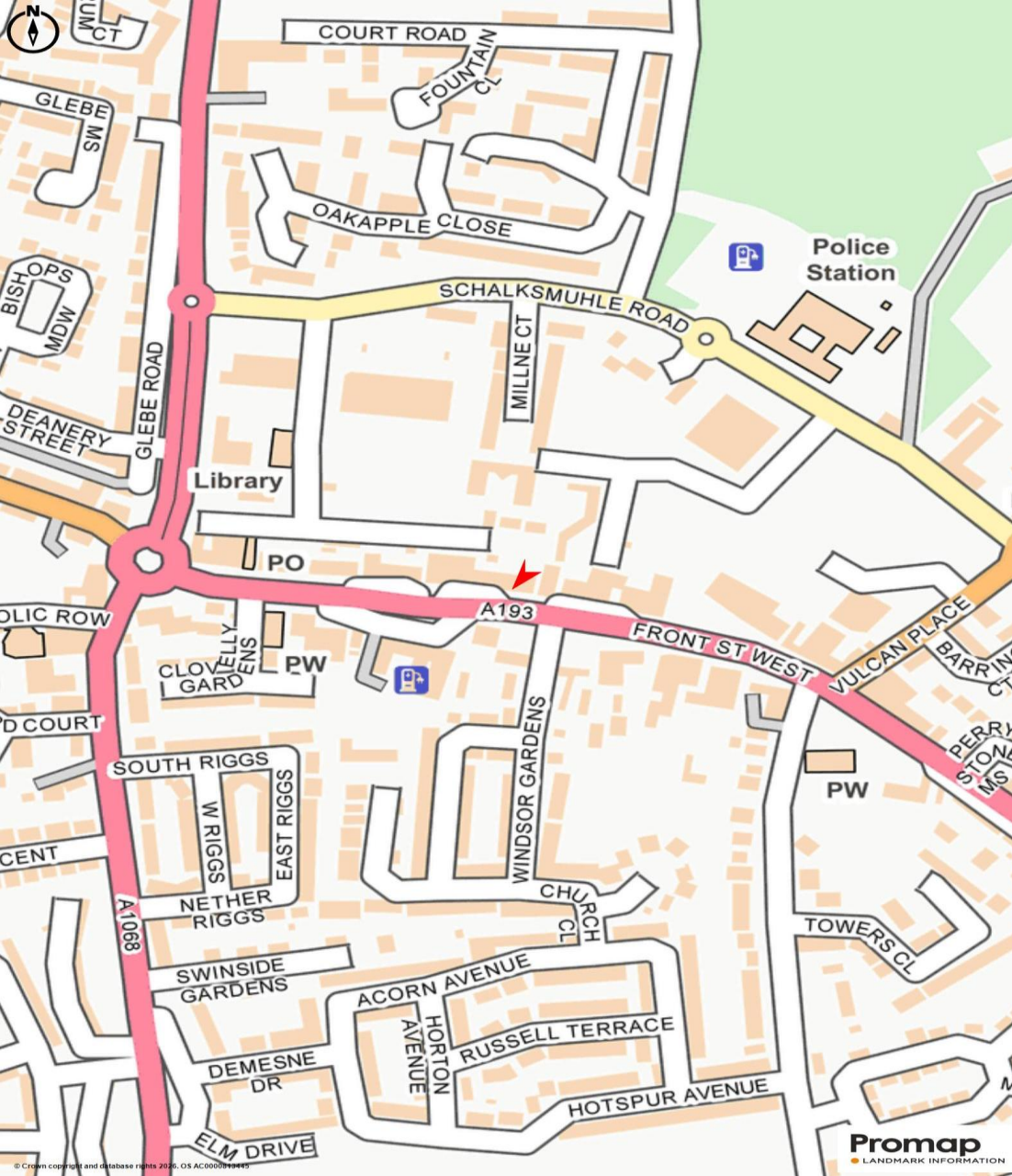
Strictly by appointment through this office.

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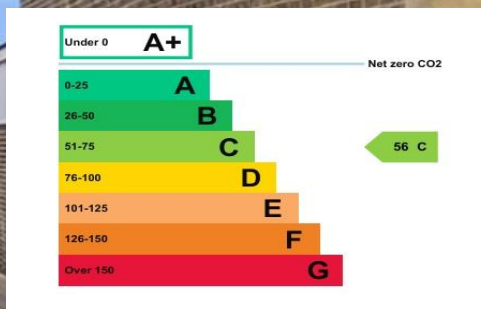
Prepared 12th August 2026



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