



- Town centre retail premises over three floors
- Floor area circa 187.85 sq. m. (2,021 sq. ft.)
- Grade II Listed property with characterful period features throughout
- Suitable for a variety of commercial uses (STP)
- Prominent Newgate Street position within Morpeth town centre
- Eligible occupiers may benefit from 100% rates relief

6 Newgate Street,
Morpeth,
Northumberland, NE61 1BA

Rent: £18,000 per annum

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Location

The property occupies a prominent position on Newgate Street, one of Morpeth's principal retailing thoroughfares within the town centre. Morpeth is an affluent and historic Northumberland market town located approximately 15 miles north of Newcastle upon Tyne and benefits from excellent road and rail connections via the A1(M) and Morpeth Railway Station. The surrounding area comprises a strong mix of national, regional and independent retailers, cafés, restaurants and professional services, generating consistent pedestrian footfall throughout the day. Nearby occupiers include a variety of well-established retailers and leisure operators, with public car parking facilities located within easy walking distance of the property.

Description

An excellent opportunity to occupy a substantial town centre commercial premises extending to approximately 187.85 sq. m. (2,021 sq. ft.) over the ground, first and second floors of an attractive Grade II Listed period property.

Most recently occupied as a coffee shop and cake design business, the property offers versatile accommodation suitable for a variety of retail, café, showroom, beauty, office and other commercial uses, subject to any necessary consents. The premises benefit from an attractive frontage onto Newgate Street together with a flexible layout capable of accommodating a wide range of business occupiers.

The ground floor provides a welcoming customer-facing area extending to approximately 309 sq. ft., whilst the first floor being 897.15 sq. ft. offers a bright and spacious trading area with large sash windows overlooking Newgate Street, creating an abundance of natural light throughout. Access to the first floor is via an attractive internal spiral staircase, which serves as a striking feature and enhances the property's character. The upper floors retain a wealth of period charm, with generous ceiling heights and traditional sash windows.

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The second floor being 815.64 sq. ft. provides extensive ancillary accommodation including multiple storage rooms, staff facilities and additional back-of-house space, making the property particularly well suited to occupiers requiring significant storage or operational areas alongside customer-facing accommodation.

Occupying a prominent position within Morpeth town centre, this characterful property presents a rare opportunity to secure a sizeable commercial premises within one of Northumberland's most sought-after market towns. The combination of period features, flexible accommodation and prominent town centre location makes the property suitable for a variety of occupiers seeking a distinctive and highly visible business premises.

Tenure

Leasehold – The property is available by way of a new Internal Repairing and Insuring (IRI) lease, subject to agreed terms and conditions. The landlord is offering a five-year lease term, incorporating a tenant-only break option and a rent review at the third anniversary of the term commencement.

Rent

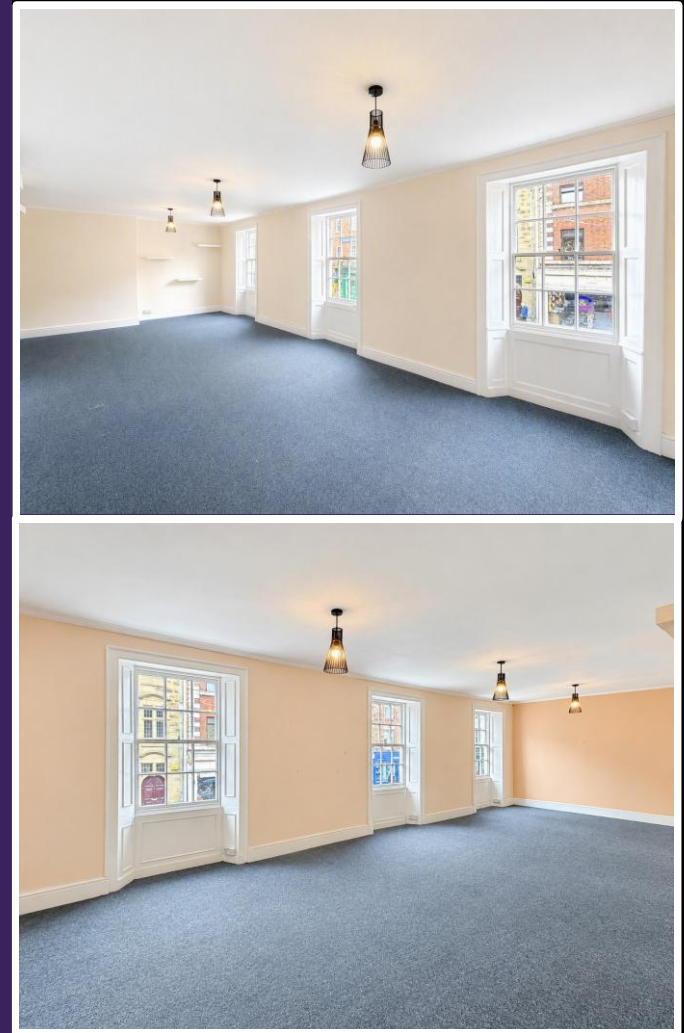
£18,000 per annum (Paid monthly in advance)

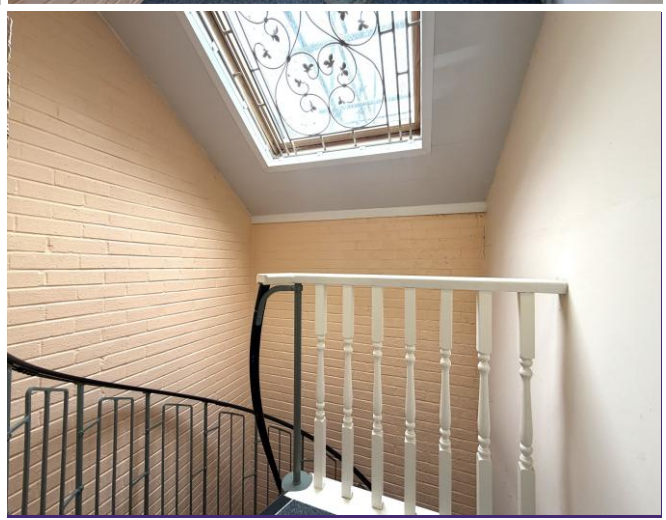
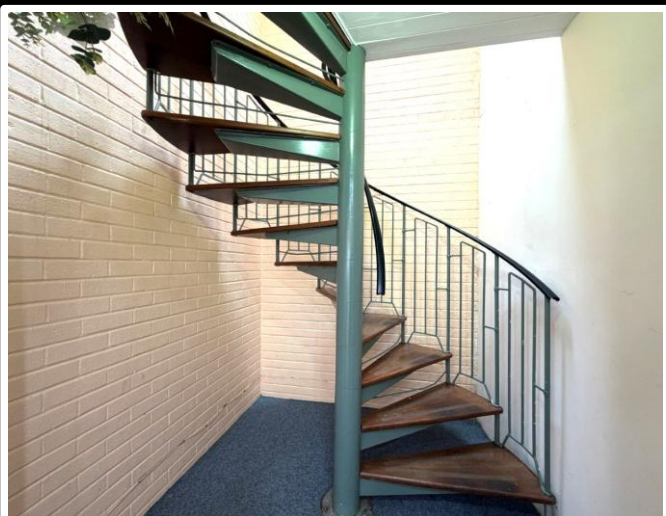
Deposit

£1,000

Insurance

The landlord will be responsible for arranging and maintaining comprehensive buildings insurance for the property and will recover the tenant's proportion of the insurance premium as required under the terms of the lease. The tenant will be responsible for arranging and maintaining adequate contents insurance and business insurance cover in respect of their occupation and use of the premises.





Rateable Value

The 2026 Rating List entry is Rateable Value £9,800

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.

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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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 I545 (Version 2)

Prepared 22nd September 2026

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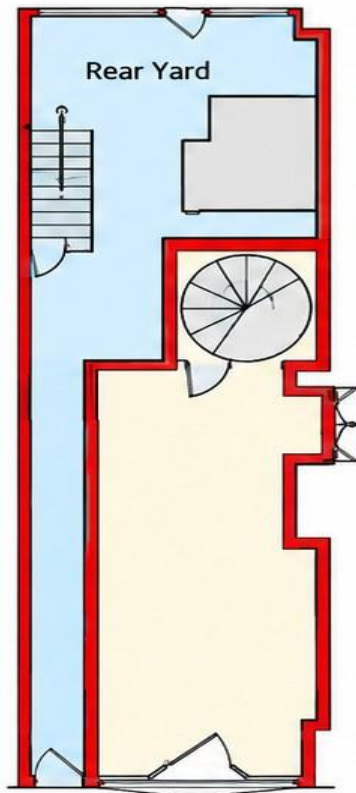


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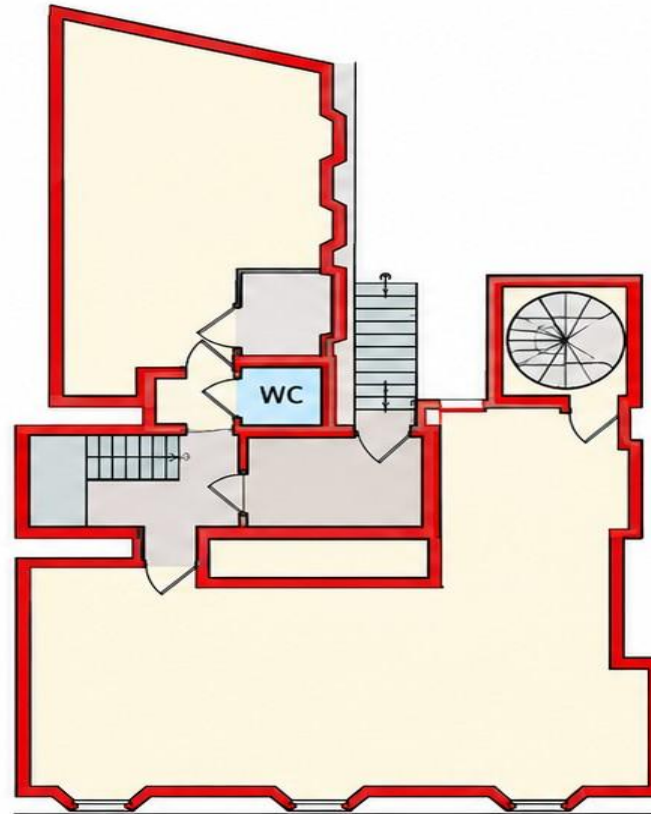
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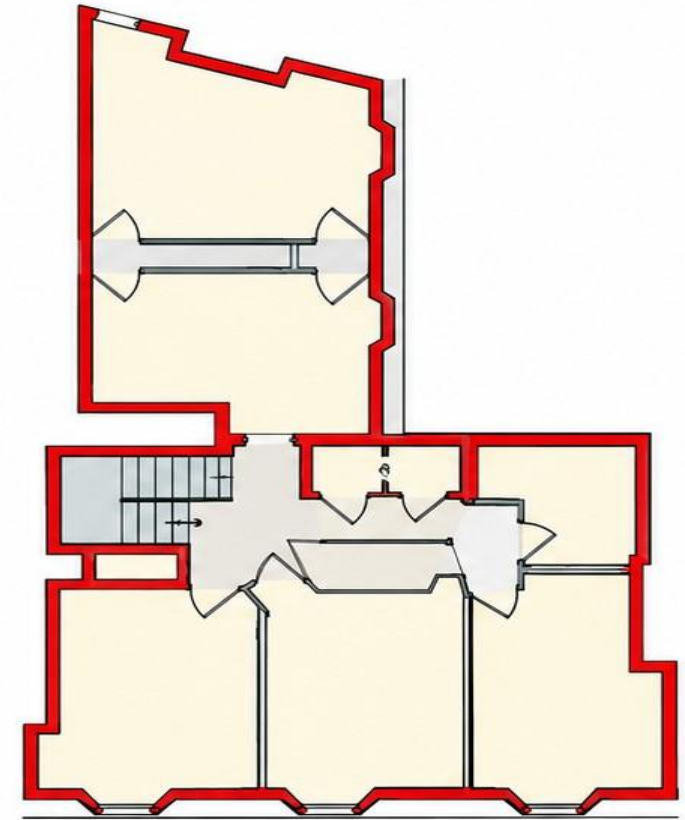
Plan to Show Ground, First & Second Floor



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

6 Newgate Street
Morpeth
Northumberland
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Scale: 1:100



This plan is for indicative purposes only.
Not to scale. No responsibility is taken for any error,
omission or mis-statement.

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The Property
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