# TO LET

## High Street Retail

**16-17 Front Street**
**Prudhoe**
**Northumberland**
**NE42 5HN**

- **Prominent High Street location**
- **Nearby Occupiers include Greggs, Ladbrokes and Lloyds Bank**
- **Size: 89.94 sq m (961 sq ft)**
- **Asking Rent: £17,500 per annum**

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## LOCATION

The subject property is located on Front Street in Prudhoe which is the main road through the town centre. Prudhoe is a popular town 10.5 miles from Newcastle upon Tyne and 13.8 miles from Hexham.

The property is situated in a prominent retail location with surrounding occupiers including Lloyds Bank, Greggs and Ladbrokes.

## DESCRIPTION

The property comprises the ground floor of No.16 and the No.17 where there has been a large knock-through on the ground floor level between the original units to provide a greater ground floor trading area. There a rear stores and kitchen facilities. There are shared WC facilities on the first floor.

## ACCOMODATION

| **Unit 16** | Sq m | Sq ft |
|---|---|---|
| Front Shop | 18.97 | 204 |
| Kitchen/Store | 21.19 | 228 |
| Store | 2.66 | 29 |
| **Unit 17** | | |
| Front Shop | 23.27 | 250 |
| Back Room | 14.67 | 158 |
| Back Store | 8.48 | 91 |
| **Total** | **89.24** | **961** |

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £17,500 per annum (exclusive). All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

16&17 Front Street (Ground Floor Shop & Premises): £10,250

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

An energy performance certificate rating has been commissioned and will be available soon.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen on 0191 2697892 or
kristians@johnsontucker.co.uk

## SUBJECT TO CONTRACT

**Conditions under which these particulars are issued**

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