

Property Details

**PART FIRST FLOOR, 49-51 BONDGATE WITHIN, ALNWICK, NORTHUMBERLAND NE66 1HZ
TO LET
OFFICE PREMISES**



- **501 sq ft (46.54 sq m)**
- **Town centre location**
- **Potential Business Rate Relief to eligible parties**
- **Situated on one of the main retail parades**
- **Good road links and public transport facilities**
- **Popular tourist location**
- **Offices within an attractive and Prominent building**
- **Rent £5,500 per annum, exclusive**



LOCATION

The office suites are centrally located within the popular tourist destination and market town of Alnwick, approximately 34 miles to the north of Newcastle and 30 miles south of Berwick upon Tweed. Road communications within Alnwick are excellent with the A1(M) situated approximately 1 mile to the east. Public transport facilities are good with Alnwick Railway Station close by and regular bus services to local villages, towns and Newcastle upon Tyne.

The town of Alnwick is a popular tourist destination and the office space is located on one of the main shopping parades, Bondgate Within.

DESCRIPTION

The office suites are situated at the first floor of a three-storey building of stone construction. The offices are accessed via a communal staircase from Bondgate Within.

There are two separate office rooms either side of a communal hallway, which are fully carpeted with neutral decoration. There is a communal WC on the same floor.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has been measured on a net internal area basis:

ACCOMMODATION	Sq ft	Sq m
Office 1	245	22.76
Office 2	256	23.78
TOTAL	501	46.54

Floor plans are available by way of written request.

TENURE

The premises are available by way of an effectively full repairing and insuring lease. Length of lease and other terms to be agreed.

ASKING RENT

£5,500 per annum, exclusive of any other outgoings.

SERVICE CHARGES

The Tenant shall pay a fair proportion of the service charge for the maintenance of common parts. For further information please contact the Agents.

USE

The premises have most recently been used as office accommodation. Interested parties should seek clarification from the Local Authority on whether their proposed use requires planning consent, prior to entering in to a contract.

VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

RATEABLE VALUE

The Business Rates assessment for the subject office premises is currently under a larger assessment. Therefore, the Business Rates will have to be re-assessed prior to tenant occupation. Interested parties are to make their own enquiries.

www.gov.uk/correct-your-business-rates.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been rated within Band E (120). A copy of the EPC is available on request.

AGENTS NOTES

In accordance with the Code of Leasing Business Premises: England and Wales, alternative lease terms are available. However, any variations may affect level of rent proposed. A copy of the Code can be obtained at www.leasingbusinesspremises.co.uk or from the Royal Institution of Chartered Surveyors, Tel: 0207 334 3806.

VIEWING AND FURTHER INFORMATION

Strictly by appointment of the agents:

Lewis J Smith
Ashley Smith Chartered Surveyors
Oakmere, Belmont Business Park, Durham DH1 1TW

Tel: 0191 384 2733 ljs@ashleysmith.co.uk / info@ashleysmith.co.uk

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PLEASE READ THE FOLLOWING SUBJECT TO CONTRACT

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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