

TO LET

49/51 Bondgate Within, ALNWICK, NE66 1HZ



- Attractive historic Northumberland market town
- Close to popular tourist attractions Alnwick Castle and Garden
- Most prominent unit in the town centre with significant frontage
- Suitable for a variety of uses, subject to consent
- Ground floor NIA 131.90 sqm (1,420 sqft)
- Nearby occupiers include **Newcastle Building Society**, **Card Factory**, **Yorkshire Trading Co**, **Tresspass**, **Greggs** alongside a number of established local retailers.

LOCATION/SITUATION

Situated in the popular market town of Alnwick, this distinctive property is centrally located, arguably being the most prominent unit in the town, with frontage on to two of the primary retailing parades, Bondgate Within and Market Street. Nearby Occupiers include **Newcastle Building Society, Card Factory, Yorkshire Trading Co, Tresspass, Greggs** together with a number of established local traders.

ACCOMMODATION

Arranged over ground floor and basement, the unit provides the following approximate floor areas:

Ground Floor NIA	1,420 sqft	131.90 sqm
Basement Store/WC's	990 sqft	91.97 sqm

The unit is split level internally with step access within the front shop, following landlord works the unit will have a separate DDA access to the rear.

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term of years to be agreed at an initial rent of **£45,000 pax**. A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further details available upon request.

EPC

The property has an Energy Performance rating of C.

BUSINESS RATES

Rateable Value	£24,000
Estimated Rates Payable April 25/26	£11,760

**Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority. Units will be reassessed if let on an individual basis.*

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

AML

In accordance with Anti Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

VIEWING

For enquiries, viewing, and general information, please contact @retail, or joint agents R.A Jackson & Son:

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