

Retail in NE61

Newgate Street, Morpeth
Northumberland, NE61 1DA

£495,000

- ✓ Commercial investment portfolio
- ✓ 4x commercial retail/office units
- ✓ 2x units currently tenanted
- ✓ Generating £26,000 per annum
- ✓ Desirable town centre location

COMMERCIAL



Summary

- Property Type: Retail - Parking: Allocated
- Price: £495,000

Description

Substantial Commercial Portfolio – Newgate Street, Morpeth Town Centre

We are delighted to offer to auction this substantial and well-located commercial portfolio, prominently positioned on the popular Newgate Street in the heart of Morpeth town centre.

The portfolio comprises four commercial units, including: A vacant retail unit – offering excellent potential for owner-occupiers or investors. A tenanted café – providing immediate rental income. A former florist shop – suitable for a variety of uses, subject to necessary consents. Upper floor office accommodation – ideal for refurbishment or conversion.

The tenanted element of the portfolio currently generate a rental income of approximately £13,500 per annum, offering a strong return with significant scope for increased yields through letting or redevelopment of the vacant parts.

This is a rare opportunity to acquire a prominent, mixed-use investment in a thriving market town location, with excellent footfall and long-term asset management potential.

Key Features:

- Prime town centre location
- Four units with mixed-use potential
- Immediate rental income with further development potential
- Suitable for investors or developers

For more information, please call the Morpeth office.

Location

The subject property is located along Newgate Street, Morpeth. It is a short walk away from Morpeth town centre where you'll find local shops, restaurants and all other amenities. The property is right next to the River Wansbeck where you can go for scenic walks.

Rateable Value

The adopted rateable values are as follows (sourced from VOA).

- 50 Newgate Street: £5,200
- 52 Newgate Street: £10,500
- 54 Newgate Street: £10,500
- First/second floors, 54 Newgate Street: £6,400

Tenure

Currently pending first application

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

EPC

All available upon request (ratings C, D, C, E).

Accommodation

50 Newgate Street

Ground, first and second floor retail/showroom space measuring 152.80sqm (1,645sqft).

52 Newgate Street

Ground floor cafe premises measuring 107.05sqm (1,152sqft)

54 Newgate Street

Ground floor retail accommodation measuring 118.70sqm (1,278sqft)

54a Newgate Street

First and second floor office accommodation measuring 77.90sqm (839sqft).



Ground Floor
Approximate 88 sq m / 947 sq ft



First Floor
Approximate 97 sq m / 1050 sq ft



Second Floor
Approximate 46 sq m / 497 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, areas, volumes, and other details are approximate and not responsible in relation to any other, completed or under construction, works of height such as buildings, towers and representations only and may not match the real estate. Works with Greater Strategy 2011.

Newgate Street, Morpeth, Northumberland, NE61 1DA

Contact your local branch today for more information on this property:

**13 Newgate Street, Morpeth, Northumberland, Tyne & Wear, NE61 1AL, Tel: 01670 568099, Fax: 01670 516613,
www.pattinson.co.uk**

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