

TO LET – Refurbished Retail Premises

Roadside Ground Floor Premises To Let on new leases

Grange Road Shilbottle, Alnwick , Northumberland NE66 2XN



LOCATION

Shilbottle is a small village 3 miles south east of Alnwick. It lies 5 miles from the coast of Alnmouth and is close to the A1.

The properties have been constructed within a former working men's club. The building has off road parking to the front and side and the benefit of rear access for loading and servicing. The development is situated on Grange Road adjacent to a Morrisons Convenience Store and a recently opened pharmacy store. The premises are suitable for a variety of uses.

ACCOMMODATION

The building provides 3 ground floor retail units with the right hand premises now occupied by a pharmacy. The remaining two units have been refurbished to a shell condition with each unit having the benefit of electric roller shutters and inset shop fronts. This allows either goods or tables and chairs to be situated externally if required but sheltered from the weather.

The following dimensions & floor areas are provided:

30 Grange Road (adjacent pharmacy)	
Ground floor sales	78.01 sqm (840 sqft)
Rear store	23.72 sqm (255 sqft)
Total area	101.73 sqm (1095 sqft)

32 Grange Road	
Ground floor sales	200.77 sqm (2161 sqft)
Rear store	6.69 sqm (70 sqft)
Total area	207.27 sqm (2231 sqft)

LEASE TERMS & RENT

The units are available by way of a new full repairing and insuring leases for a term to be agreed but of minimum length 5 years at an initial rentals of £10,000 per annum for unit 30 & £15,000 per annum for unit 32.

ENERGY PERFORMANCE

Energy Rating: xxx To be confirmed

BUSINESS RATES

The premises have not yet been individually assessed for rating purposes. There is currently at 75% reduction in business rates for qualifying businesses until April 2025. Interested parties should contact the local rating authority for further advice.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

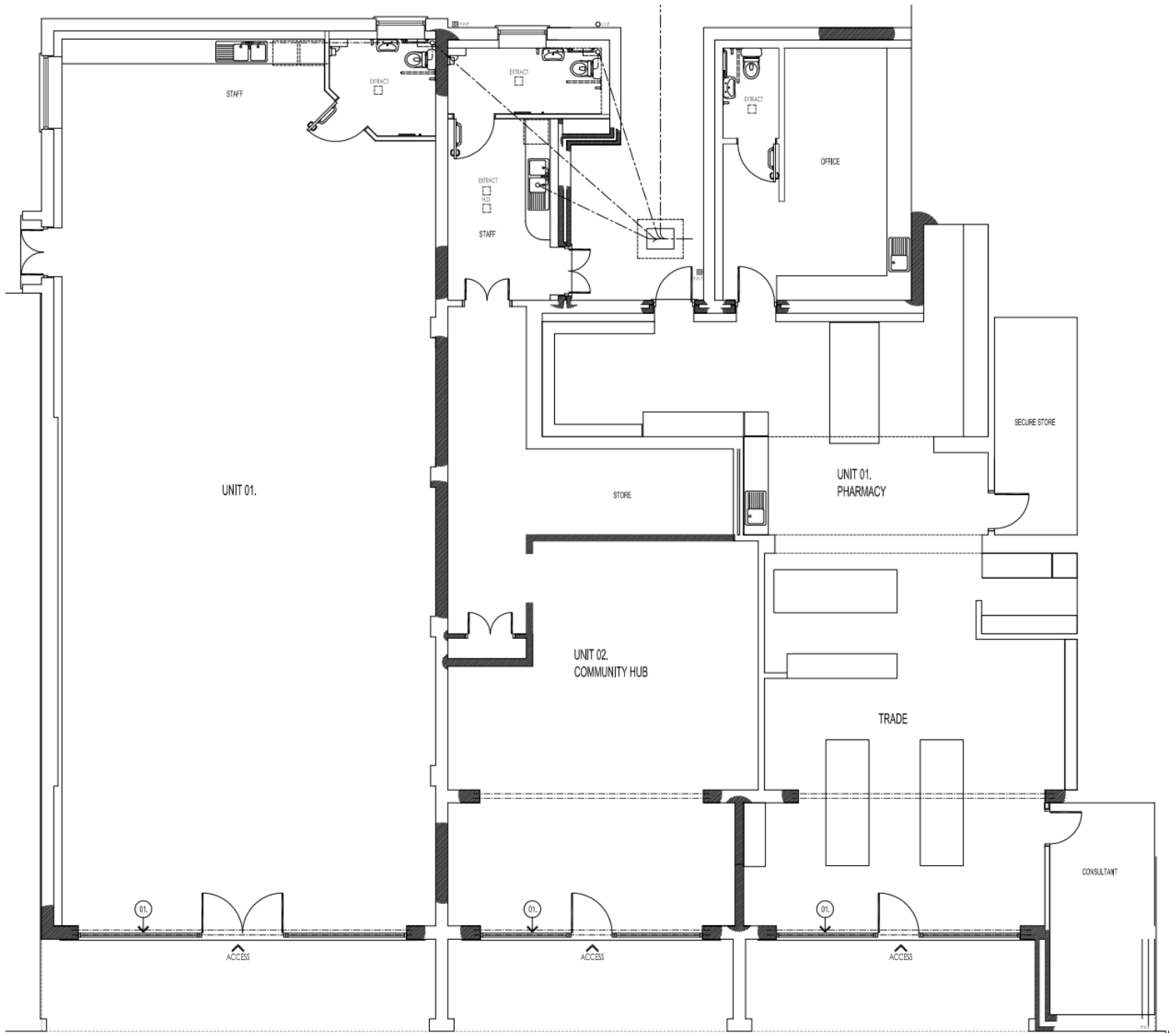
All figures within these terms are exclusive of VAT where chargeable. All offers to be made are to be deemed to be net of VAT although we understand VAT not payable upon the rent.

OCTOBER 2024

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