

# RETAIL PARADE FOR SALE

The Former Coop, Lynemouth,  
West Market Street, NE61 5TS

- Prominent retail parade
- Mixed use investment
- Total size of 1,114m<sup>2</sup> (12,000ft<sup>2</sup>)
- Town centre location
- EPC Rating D100
- May be suitable for a variety of uses STPP

**Offers in excess of £360,000**

**BradleyHall**



## LOCATION

The subject property is located on West Market Street in Lynemouth which is a village in Northumberland, 3 miles northeast of Ashington and 2.9 miles from Newbiggin-by-the-Sea. Transport links include the A1068 and the A189, both within 2 miles from the property with the closest bus stop within 100 yards. Other occupiers located on West Market Street include Premier, Riverside Take Away, and Lynemouth Pharmacy.

## DESCRIPTION

The subject property is a masonry-built retail parade comprising of 3 retail units arranged over ground and first floors. Each unit benefits from traditional shop frontage with roller shutters and a shared yard to the rear for delivery access. The subject property currently has two tenants with the potential for a third.

## ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

<b>Total</b>	<b>1,114.8m<sup>2</sup></b>	<b>12,000ft<sup>2</sup></b>
--------------	-----------------------------	-----------------------------

## EPC RATING

D100

## RATING ASSESSMENT

Interested parties should confirm the current position with the Local Authority.

## TERMS

The Freehold is available with offers invited in the region of £360,000 (Three Hundred and Sixty Thousand Pounds).

## TENANCY SCHEDULE

Available upon request.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

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



Car parking  
Situated on  
West Market Street  
2 miles from A189  
2 miles from A1068  
1 mile from  
Lynemouth Beach



3 miles from  
Ashington

9 miles from  
Morpeth



## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.