

Retail Unit TO LET

**39-41 Fenkle Street, Alnwick,
NE66 1HW**

- Prominent building within Alnwick town centre
- Two ground floor retail units and additional basement store
- Can be let individually or as one unit
- Busy & popular location with multitude of successful local businesses
- Total size of 131.64m² (1,417ft²)
- EPC Rating D - 79

Rent of £30,000 per annum

BradleyHall



LOCATION

Alnwick is an affluent market town approximately 33 miles north of Newcastle upon Tyne and 18 miles north of Morpeth. The town is easily accessed from the A1 motorway which lies immediately to the east of town. The town is an historical market town and the ancestral home of the Duke of Northumberland and Alnwick Castle. Alnwick benefits from a strong rural catchment as well as being a thriving international tourism destination. The development of the Alnwick Gardens dramatically increased tourist numbers to the town.

The property is situated on Fenkle Street close to the junction with Narrowgate within the centre of the town. Both Fenkle Street and Narrowgate are well established locations within the town and benefit from good levels of footfall with Alnwick Castle in close proximity. Both streets enjoy a vibrant mix of occupiers including long standing successful local businesses and larger national retailers.

DESCRIPTION

The property formally used as a carpet warehouse provides ground floor retail space and additional basement storage. It can be let as a whole or as individual units with pricing available on request.

The property is accessed from a shared central entrance with a retail unit to either side. Both retail units benefit from good retail frontage with the larger providing more retail depth and W/C to the rear with access to the rear courtyard. The smaller unit provides more kiosk retail space with small storage area and W/C. Both retail spaces currently provide shell specification allowing easy tenant fit out and would be suitable for a variety of uses.

The basement benefits from reasonable head height and provides good useable storage space.

ACCOMMODATION

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

Retail Unit 1	74.17 m ²	798 ft ²
Retail Unit 2	27.30 m ²	294 ft ²
Basement	30.17 m ²	325 ft ²
Total	131.64 m²	1,417 ft²

EPC RATING

D - 79

RATING ASSESSMENT

The rateable value of the property will need to be reassessed following the works undertaken.

TERMS

The property is available by way of a new lease with terms to be agreed at £30,000 (Thirty Thousand Pounds) per annum. The units can also be let individually at rents to be agreed.



Car parking on street
Situated on Fenkle St
0.1 miles from Bus
Station
1.0 miles from A1
4.0 miles from
Alnmouth train
station
34.7 miles from
Newcastle Airport



19.5 miles from
Morpeth
35.1 miles from
Newcastle



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: 01665 605 605

Email: angus.todd@bradleyhall.co.uk

www.bradleyhall.co.uk

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AGENTS NOTES

You may search our company website 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.