



12-13 Ravensworth Terrace, Bedlington Station, Northumberland NE22 7JW

- Two Storey Retail Unit / Office
- Floor Area circa 101 sq. m. (1,093 sq. ft.)
- Suitable for a Variety of Uses
- Very Well Presented / Fully Refurbished
- Private Parking to Rear & Off-Street Parking
- New Flexible Lease Terms Available

Rent £9,450 per annum

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Location

The property forms part of a shopping parade located on Ravensworth Terrace in Bedlington Station which is an expanding residential area to the east of Bedlington. The location is well established with mixed commercial and residential accommodation and the local population is expanding with several new residential developments currently under construction.

The Premises

A two storey end terrace property with pitched roof. The property has recently been refurbished and benefits from gas central heating and electric roller shutters. It is currently occupied by an Ultrasound clinic but is being offered with vacant possession due to them relocating. There is private parking to the rear with easy access for loading and off-street parking directly to the side of the building.

Area	Sq. m.	Sq. ft.
Ground Floor		
Reception/Office	26.1	280.93
Office	14.62	157.36
Kitchen	9.20	99.02
W/C	3.64	39.18
First Floor		
Office	43.01	462.95
Shower/W.C	5.02	54.03
Total	101.59	1,093.50

Rent

£9,450 per annum

Tenure

Leasehold - A new lease is available, terms and conditions to be agreed.

Costs

The incoming tenant is responsible for the costs relating to lease preparation.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £5,800

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H956 (Version 2)

Prepared 22nd February 2024

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