

Office Space To Let

36-38 Bondgate Within, Alnwick, NE66 1JD

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- First floor office space
- Total size of 307.10 m² (3,306 ft²)
- Popular town centre location

- EPC rating to be confirmed
- Car parking within close proximity
- May be suitable for a variety of uses

Rent of £33,000 per annum

LOCATION

The subject property is located on Bondgate Within in Alnwick town centre. Alnwick is an affluent market town in Northumberland and is a popular tourist destination with attractions such as the Alnwick Castle and Alnwick Gardens on the doorstep whilst Lilidorei the worlds largest childrens play park has recently opened and will attract further visitors to the town in 2023.

Bondgate Within is a popular shopping street in Alnwick with a number of local and national operators which includes Greggs, M&Co, Yorkshire Trading Company, Boots, Halifax and Hardy Fishing Store. The main public car parking spaces within the town are located to the rear of Bondgate Within with the main access into the town via Greenwell Lane which the kiosk element fronts onto. The ground floor therefore benefits from high levels of footfall whilst the immediate access to car parking to the rear of the building is highly beneficial for office users.

DESCRIPTION

The subject property comprises accommodation arranged primarily over first floor but with additional ground floor space. The property currently provides office accommodation with a mix of open plan and cellular space.

There is further potential for the offices to be sub-divided to create two smaller independently accessed suites to the first floor and a ground floor kiosk that would be highly suitable for office and retail uses with attractive passing footfall and frontage.

The property may be suitable for a variety of uses within Use Class E.

ACCOMMODATION

| | | |
|-------|-----------------------|-----------------------|
| Total | 307.10 m ² | 3,306 ft ² |
|-------|-----------------------|-----------------------|

EPC RATING

Awaiting EPC Rating.

RATING ASSESSMENT

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

TERMS

The property is available by way of a new lease with terms to be agreed at £33,000 per annum (Thirty Three Thousand Pounds)

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.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 01665 605 605

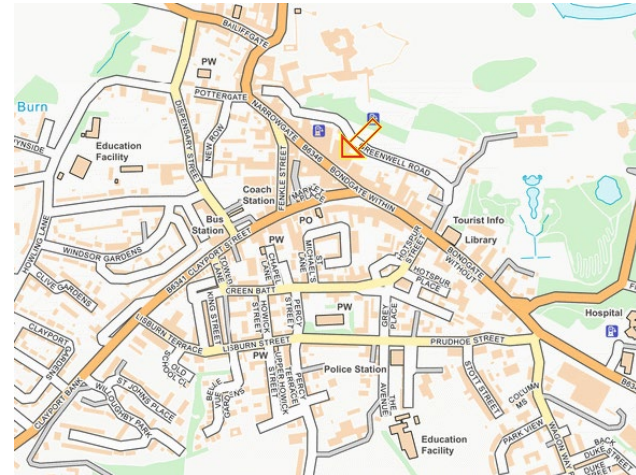
Email: angus.todd@bradleyhall.co.uk

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.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

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- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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1 Hood Street, Newcastle upon Tyne, NE1 6JQ



0.2 miles from Alnwick Bus Station



4 miles from Alnmouth Train Station



1 miles from A1(M)
1.2 miles from A1068



33 miles from Newcastle International Airport