



TO LET

8 STATION STREET

BEDLINGTON, NE22 7JN

TAKEAWAY RETAIL UNIT

74.45 SQ M (801 SQ FT)

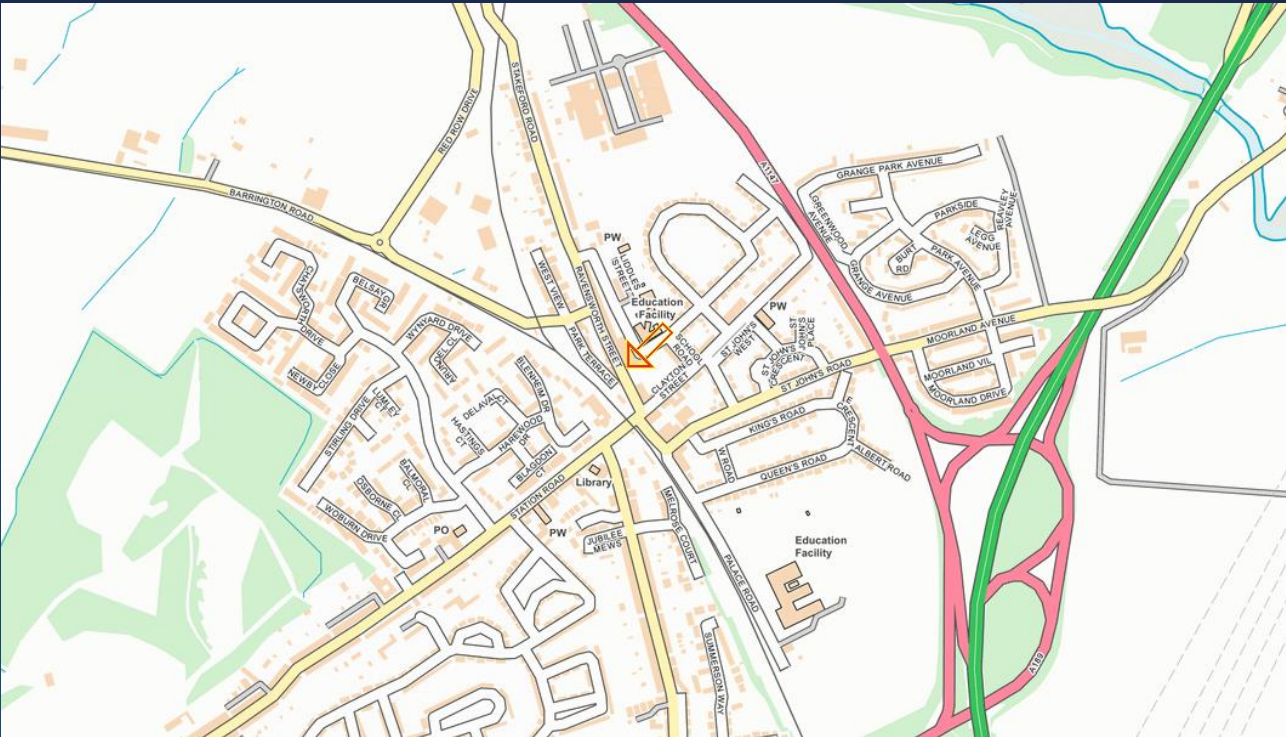
Bradley Hall

DESCRIPTION

The property comprises a ground floor takeaway unit forming part of an established terrace of mixed-use commercial premises. The premises benefit from a prominent frontage with good visibility onto the street, attracting strong passing trade and pedestrian footfall from the surrounding town centre.

Internally, the accommodation provides an open plan customer-facing area together with a fitted kitchen/preparation area to the rear, suitable for a variety of takeaway/hot food operators. The unit presents an excellent opportunity for an incoming operator looking to establish or relocate a food and beverage use within a busy town centre location.

The property is available via way of a new lease at £10,500 per annum with a premium of £35,000 sought for the fixtures and fittings which includes a variety of equipment including fryers, pizza ovens, kebab machines, grills, fridges, freezers etc.



KEY SPECIFICATION

- Ground floor takeaway premises to let
- Established town centre trading location
- Existing hot food takeaway use (Sui Generis)
- Fully fitted kitchen and preparation area included
- Fixtures and fittings available by way of premium
- Suitable for a range of takeaway operators

8 STATION STREET	SIZE (SQ M)	SIZE (SQ FT)
TOTAL	74.45	801

USE

The property falls under use class Sui Generis and has a hot food license.

LOCATION

Bedlington is a well-established market town located approximately 10 miles north of Newcastle upon Tyne and benefits from strong local connectivity via the A189 Spine Road and A1 trunk road. The subject property occupies a prominent position on Station Street, one of the town's principal commercial thoroughfares, within an established parade of retail and leisure occupiers.

The surrounding area comprises a mix of national and independent retailers, takeaway operators, service providers and residential accommodation, generating consistent pedestrian activity throughout the day and evening. The property is situated close to public car parking facilities and local bus routes, providing convenient access for customers and staff alike.

Bedlington serves a substantial residential catchment area and continues to experience ongoing regeneration and investment within the wider town centre, making the location well suited for food and beverage operators seeking an accessible and visible trading position.



TERMS

The property is available via way of a new lease with terms to be agreed at £10,500 per annum.

PREMIUM

A premium is sought for the existing fixtures and fittings, with a guide price of £35,000.

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.

RATING

The rateable value of premises as of 1st April 2026 is £8,200 meaning the estimated rates payable are £4,091.8

VIEWING

For all viewings and general enquiries please contact Bradley Hall Newcastle.

CONTACT

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Bradley Hall



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