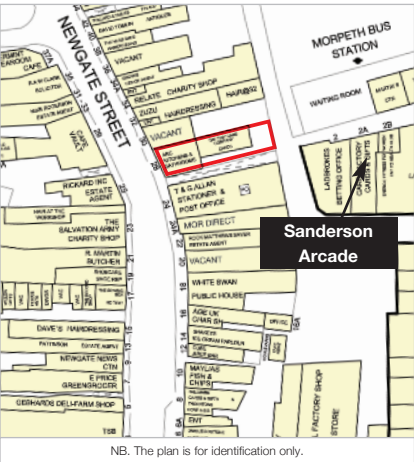


Morpeth
26-28 Newgate Street
Northumberland
NE61 1BA

- **Freehold Commercial and Residential Investment**
- Town centre location close to bus station and Sanderson Arcade
- Comprises two shops, offices, beauty salon and two bedroom flat
- Adjacent to walk through connecting Newgate Street with Sanderson Arcade and bus station
- No VAT applicable
- Total Current Rents Reserved
£31,416 pa



Tenure
Freehold.

Location
The historic town of Morpeth is located 14 miles north of Newcastle upon Tyne, 5 miles west of Ashington and 18 miles south of Alnwick. The A1 is 1 mile to the west providing access to Newcastle to the south and Edinburgh to the north.
The property is situated in a conservation area on the east side of Newgate Street, close to the junction with Market Place in the town centre. The bus station and Sanderson Arcade are immediately to the east of the property and can be accessed via the walkway adjacent to the property. Occupiers close by include The Salvation Army, Age UK, Best One, Ladbrokes, New Look, Waterstones and Marks & Spencer, amongst many others including a range of local traders.

Description
The property is arranged on ground and two upper floors to provide two ground floor retail units, one of which fronts Newgate Street and the other is to the rear opposite the Bus Station. The first floor provides three self-contained rooms presently used as a hair salon, beauticians and a store, accessed via Newgate Street, together with a further room accessed from the rear presently used as an office and workshop. The second floor provides a two bed flat also accessed via Newgate Street. There is space for one car at the rear.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
26-28	Arc Kitchen and Bathrooms Limited (t/a ARC Kitchens & Bathrooms)	Ground Floor 67.10 sq m (722 sq ft)	10 years from 27.04.2011 FR & I by way of service charge	£10,200 p.a.	Reversion 2021
28 Rear	V Doran and R Costello (t/a The Tiny Card Company)	Ground Floor 43.10 sq m (464 sq ft)	5 years from 05.05.2015 FR & I by way of service charge	£6,996 p.a.	Reversion 2020
28A First Floor	C Reed (t/a Serene Beautician)	First Floor 20.30 sq m (218 sq ft)	3 years from 25.10.2017 FR & I by way of service charge	£2,940 p.a.	Reversion 2020
28B First Floor	H Johnson (t/a Heidi's Hair Salon)	First Floor 15.45 sq m (166 sq ft)	3 years from 01.03.2018 FR & I by way of service charge	£2,220 p.a.	Reversion 2021
28C First Floor	Barnardo's	First Floor 13.45 sq m (145 sq ft)	1 year from 19.04.1997. IR & I	£1,560 p.a.	Holding Over
1st Floor Rear	S J Walker (t/a The Flag Man)	First Floor 32.60 sq m (351 sq ft)	1 year from 01.07.2014. IR & I	£1,800 p.a.	Holding Over
28C Second Floor	Individual(s)	Second Floor Flat – 3 Rooms, Kitchen, Bathroom/WC	12 month Assured Shorthold Tenancy from 03.05.2016	£5,700 p.a.	Holding Over

Total £31,416 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Ms D Dale, Sintons LLP Solicitors. Tel: 0191 226 7878 e-mail: danielle.dale@sintons.co.uk