



**100-102 Front Street East
Bedlington
NE22 5AE**

**TO LET
£8,500
EPC 81 (Band D)**

 **Land Factor**

www.landfactor.co.uk

100-102 Front Street East, Bedlington, NE22 5AE

Description

An attractive set of offices, centrally placed in Bedlington providing about 110m² of office/storage space with two WC's and kitchen. Containing:

On the ground floor:

- Entrance with secure counter
- Reception office 15m²
- Main office 15m²
- Rear office 15.75m²
- Kitchen and 2 WC's

On the first floor:

- Front office 21m²
- Front office 22m²
- Rear office 11m²
- Office/store 11m²

Location

Located on the main street through the town with excellent road links to the remainder of south east Northumberland.

Rental

£8,500 pa.

Business Rates

Business rates will be payable for this unit based on its rateable value (£8,100). This information can be verified through Northumberland County Council on 0845 600 6400.

Term

Lease is available for a term of 3-5 years.

EPC Rating

D – 81

Services

Mains electricity, gas and drainage. Alarm system.

Central Heating

Gas fired combi boiler situated on the first floor.

Viewings

Strictly by appointment with the Agent.

Agents Fees

Each party will be responsible for their own surveyors and legal costs



Land Factor Limited
South Acomb
Stocksfield, Northumberland
NE43 7AQ

T: 01661 843168
F: 01661 842838
E: enquiries@landfactor.co.uk
W: www.landfactor.co.uk

Important Notice - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs).

We endeavour to make our particulars accurate and reliable. However, they should be considered as general guidance only and do not constitute all or any part of a contract. Prospective tenants and their advisors should satisfy themselves to the facts and availability before arranging an inspection. All area measurements and distances are approximate and for descriptive purposes only. None of the services, fixtures, fittings and equipment has been tested. If there is any point which is of particular importance, please contact the Agent to clarify the information. The Agent assumes no responsibility for any statements made in these particulars.

Property Reference: NDB/09/4330
Particulars Prepared: April 2017