



**49/51 Bondgate Within, Alnwick, NE66 1HZ**  
**£45,000 Per Annum**

# 49/51 Bondgate Within, Alnwick, NE66 1HZ

- **Prominent Town Centre position**
- **Historic Northumberland Market Town**
- **Suitable for a variety of uses, subject to consent**
- **Ground Floor NIA 131.90 sqm (1420 sqft)**

## LOCATION

Situated in the popular market town of Alnwick, this distinctive property is centrally located, arguably being the most prominent unit in the town, with frontage on to two of the primary retailing parades; Bondgate Within and Market Street. Nearby occupiers include Newcastle Building Society, Card Factory, Yorkshire Trading Co, Trespass and Greggs together with a number of established local traders.

## ACCOMMODATION

Arranged over ground floor and basement, the unit provides the following approximate floor areas:

Ground Floor NIA 131.90 sq m (1420 sq ft)

Basement/WC's 91.97 sq m (990 sq ft)

the unit is split level internally with step access within the front shop, following landlord works the unit will have a separate DDA access to the rear.

## LEASE TERMS

A new effective Full Repairing and Insuring lease for a term of years to be agreed at an initial rent of £45,000 pa

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further details available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C (64). A full copy of the report is available upon request.

## BUSINESS RATES

Rateable Value £24,000

Estimated Rates Payable April 25/26 £11,760

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

## MONEY LAUNDERING REGULATIONS

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

## VIEWING

For enquiries, viewing and general information please contact RA Jackson & Son or joint agents @retail:

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## Our Services

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To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

