

# TO LET

## Well- Fitted Large Space Retail Unit

Unit 1(6) Lagny Street, Alnwick Northumberland NE66 1LB



### LOCATION

The property is situated in a prominent & busy position directly opposite the town's main bus station and a Morrisons food store. The street is the adjacent to a large surface car park and has many vehicle movements throughout the day. The Original Factory Shop is next door alongside a dentists practice.

### ACCOMMODATION

The well- fitted accommodation forms part of the ground floor of a successful residential scheme known as Towergate, which provides modern retail space with servicing available via a dedicated service corridor to the rear. The service corridor links in to a storage area with staff facilities and office space on to a service bay on the adjoining Clayport Street.

The following floor area is provided:

**Ground floor sales** **1,603sqm ( 17,253sqft)**  
**A floor layout plan is available upon request.**

### LEASE TERMS & RENT

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed-rental offers are invited.

### SERVICE CHARGE

There is an annual service charge to cover external repairs , maintenance and upkeep of the common parts- full details upon request.

### BUSINESS RATES

The current rates payable on the existing assessment is as follows: **RV £105,000- x UBR of 0.54.6p = £57,330pa.**

**Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current.**

### ENERGY PERFORMANCE

**A new energy performance certificate has been requested.**

### LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

### VAT

All figures within these terms are exclusive of VAT where chargeable. All offers to be made are to be deemed to be net of VAT.

### VIEWING

Via prior appointment with sole agents Reid Birkett

**OCTOBER 2024**

**Reid  
Birkett**

Commercial Property Consultants

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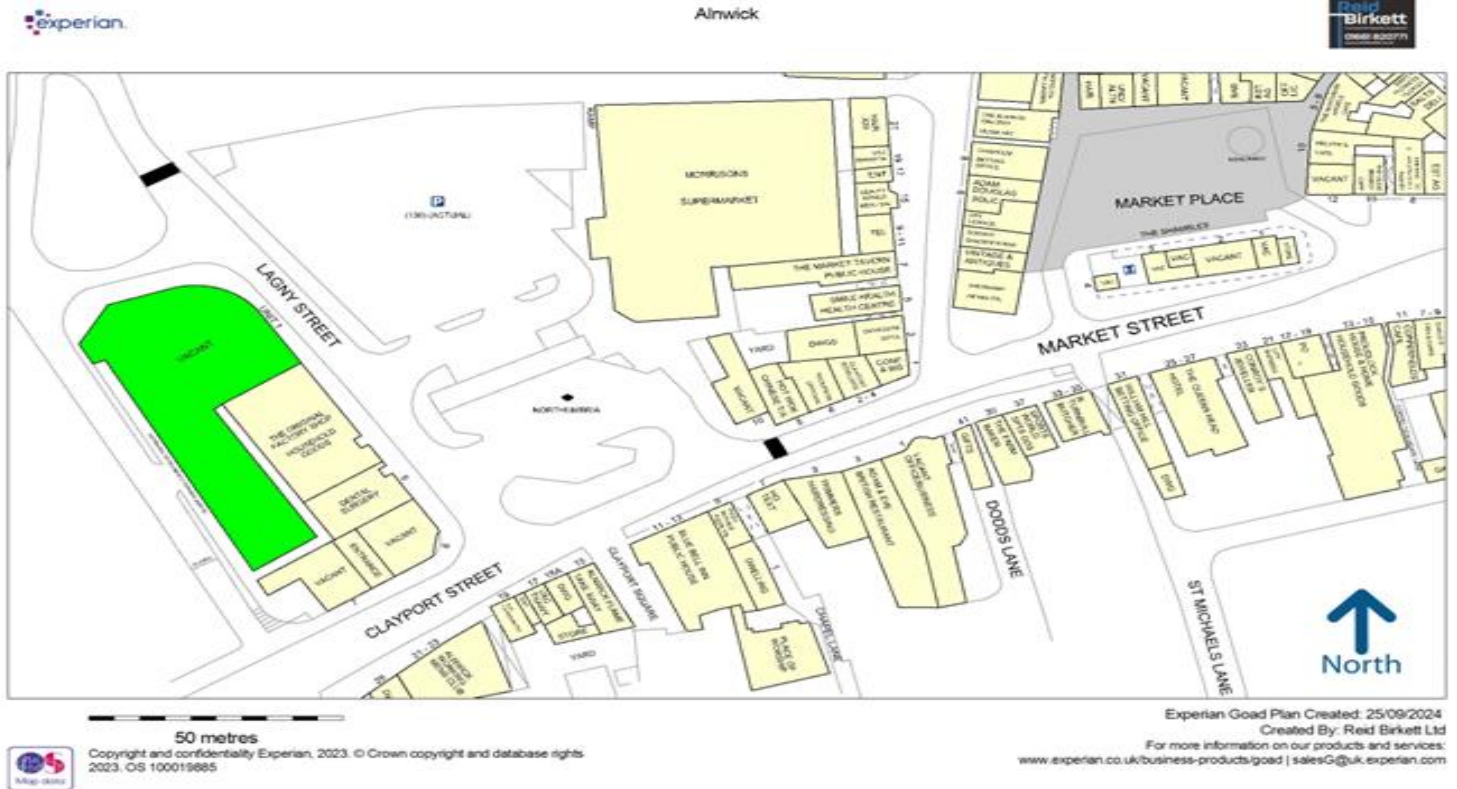
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# Reid Birkett

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