



## GROUND FLOOR UNIT TO LET

**42-44 Front Street West, Bedlington, Northumberland, NE22 5UB**

Ground floor Commercial Premises | Suitable for a variety of uses, subject to planning consent | On street parking | Prominent town centre location | Rent £25,000 per annum

### LOCATION

Bedlington is located in south-east Northumberland and is a growing market town currently undergoing regeneration. It lies approximately 2 miles west of the A189 Spine Road, which provides easy access to Newcastle, Ashington, Morpeth, and the Northumberland coast.

The town centre boasts a variety of shops and services, including a Co-Op foodstore, Greggs, Chisholm Bookmakers and a selection of independent traders such as barbers, hair and beauty salons, local eateries and pubs. Front Street West is the primary commercial spine of the town. There are multiple bus stops within a short walk, providing frequent services to surrounding areas.

The nearest train station is approximately 1.3 miles away, which is due to reopen later this year, with additional stations at Cramlington and Pegswood. The Northumberland line reopened in December 2024, offering passenger services between Newcastle and Ashington.

The subject property occupies a prominent central position on Front Street West comprising the former TSB Bank premises in Bedlington town centre. The property offers excellent visibility, making it ideal for a wide range of uses, subject to planning.

## **DESCRIPTION**

The subject property comprises a ground floor double fronted unit within a two-storey end-terraced building of stone construction under a slate covered pitched roof.

Internally the property is very well fitted out in the typical layout of a bank, with an open plan sales area with partitioned meeting rooms. All demountable walls can be removed to create one large open space. The unit has suspended ceiling with integral LED lighting and a heating and cooling system. The walls are plastered and the unit is carpeted throughout. To the rear of the unit are male and female w.c. facilities together with a kitchen. There is rear access to the property for deliveries.

## **ACCOMMODATION**

We have measured the property as providing a net internal area as follows:

Ground floor\_265.84 sq m(2861 sq ft)

Area In Terms of Zone A (ITZA) is 131.96 sq m (1,420 sq ft)

## **USE**

The property is suitable for retail use and has previously operated as a TSB Bank. It may also be suitable for other uses, subject to planning consent being obtained, if required.

## **TENURE**

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## **RENT**

The property is available to let a rent of £25,000 per annum exclusive of business rates and payable quarterly in advance.

The property is not registered for VAT and therefore VAT will not be payable on the rent.

## **BUSINESS RATES**

The property is assessed for Business Rates as follows:

|                 |                 |
|-----------------|-----------------|
| Description:    | Bank & premises |
| Rateable Value: | £34,000         |

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

## **VIEWING**

Strictly by appointment by sole agents youngsRPS.  
Contact Stephanie Dixon or Chris Pattison on Tel: 0191 2610300

## LEGAL COSTS

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

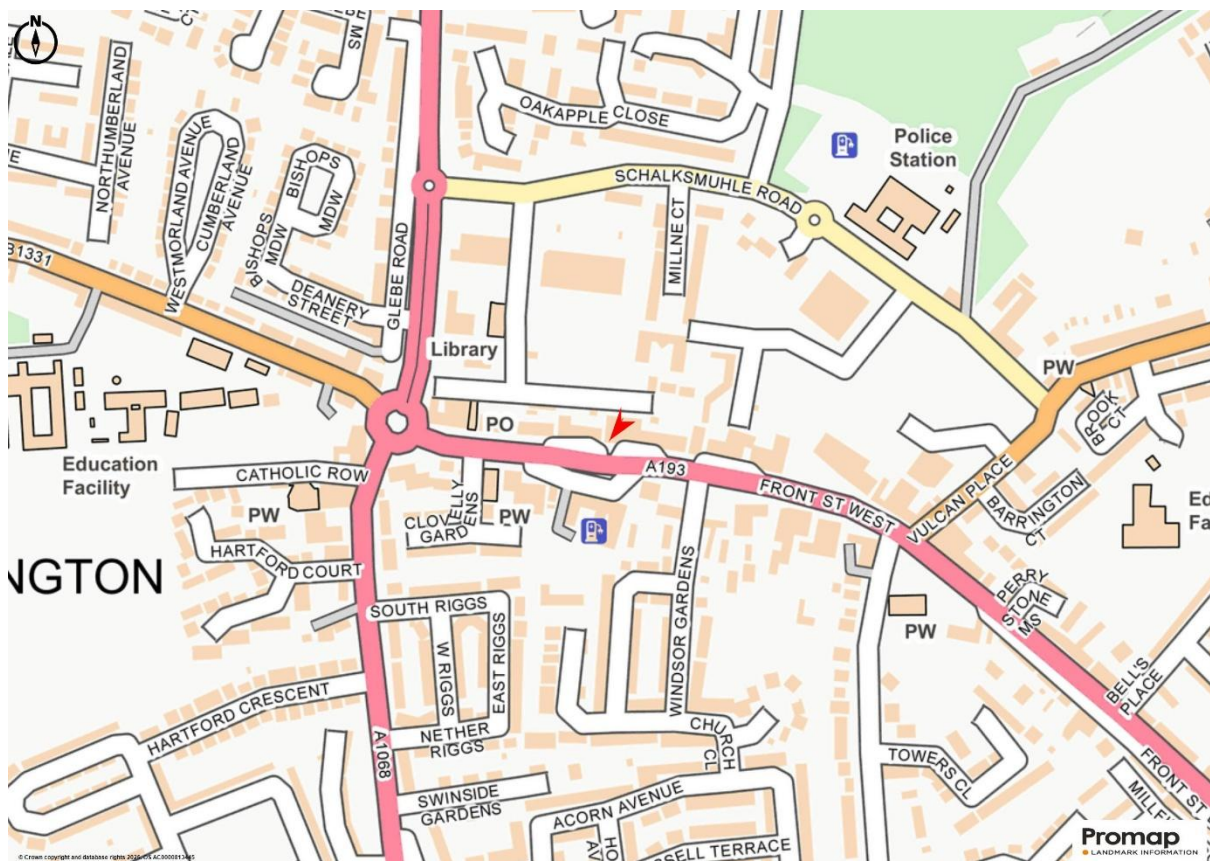
Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

*All figures quoted above are exclusive of VAT where chargeable.*

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C-56.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.





## Particulars amended April 2026

youngsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

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