



COMMERCIAL PREMISES TO LET

Former Lloyds Bank, High Street, Rothbury, Northumberland, NE65 7TD

Grade II Listed Ground Floor Premises | Prominent position on High Street | Local and tourist trade | £15,500 per annum

LOCATION

Rothbury is a popular market town situated in the heart of the Northumberland National Park, approximately 26 miles north of Newcastle upon Tyne. The A697 provides access to the nearby towns of Alnwick and Morpeth and also links with the A1 trunk road approximately 8 miles to the east.

Rothbury enjoys a mix of local trade from both the residents of Rothbury, as well as the surrounding villages, but also benefits from tourist trade from those visiting nearby Cragside (National Trust), Coquet Valley and the National Park. Other occupiers in the town include Co-Op, Boots, RSPCA and a range of other predominantly local traders.

DESCRIPTION

The property comprises a prominent three-storey terraced building of traditional stone construction beneath a pitched slate roof. The upper floors are accessed via a separate, independent entrance and are not included within the property.

The available accommodation comprises the ground floor, formerly occupied by Lloyds Bank, which has recently been stripped out and refurbished to provide a versatile open-plan space.

The premises are accessed via attractive wooden double doors leading into a spacious main sales area, benefiting from impressive ceiling heights of approximately 3.46m, new lighting, and excellent natural light via large windows fronting the high street. The space retains a number of character features, including ornate corncicing, in keeping with the building's Grade II Listed status.

Off the main area is a secondary room suitable for a variety of uses such as an office, treatment room or private dining area (subject to planning). To the rear, a corridor provides access to a kitchen, an additional ancillary room, WC facilities, and a rear fire exit. A separate corridor from the main area leads to a walk-in safe, which remains in situ and offers a unique and practical storage solution, together with a further WC. The property has been upgraded to include a new boiler, gas central heating system, new wiring, fire alarm system and intruder alarm.

Externally, there is free on-street parking directly in front of the property.

ACCOMMODATION

We have measured the property as providing the following net internal floor areas:

<u>Ground floor</u>		
Retail area	51.40 sq m	(553 ft)
Front side room	14.29 sq m	(154 sq ft)
Kitchen	7.92 sq m	(85 sq ft)
Rear office/store	5.03 sq m	(54 sq ft)
Walk-in safe	11.72 sq m	(126 sq ft)
TOTAL	90.36 sq m	(972 sq ft)

USE

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

LEASE TERMS

The accommodation is available to let on a new internal repairing lease, for a term of years to be agreed.

RENT

The property is available at a rent of £15,500 per annum exclusive of business rates.

VAT

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

BUSINESS RATES

The ground floor shop is entered into the Rating list as follows:

Description:	Bank & Premises
Rateable Value:	£10,750

It is likely that most occupiers may benefit from small business rates relief if this is their only commercial premises, and therefore it is unlikely that business rates will be payable. However, interested parties should make enquiries direct with the Local Authority to establish the current business rates payable.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Stephanie Dixon 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

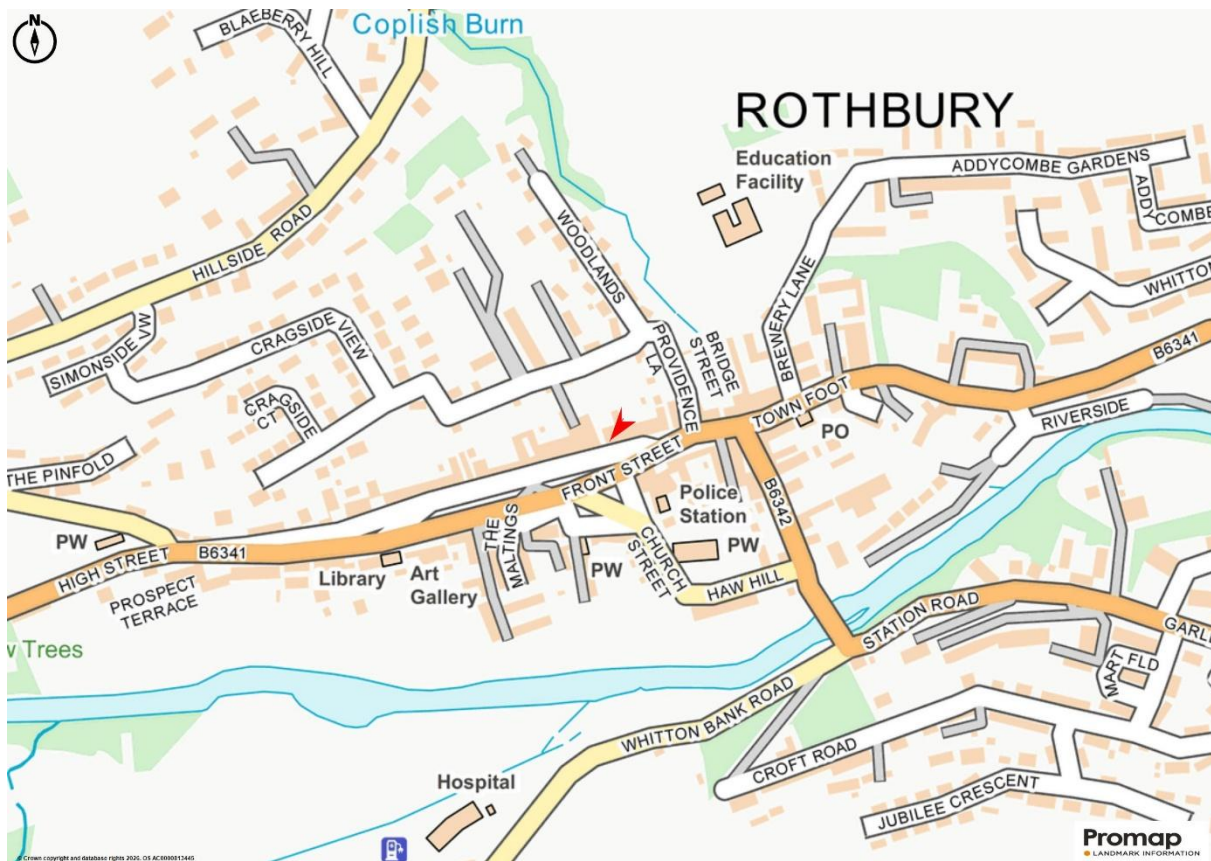
ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed for its EPC Rating.

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

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage.





Particulars prepared April 2026

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