



## GROUND & FIRST FLOOR RESTAURANT TO LET

**2 Town Hall Buildings, Corbridge, Northumberland, NE45 5AD**

Attractive Grade II Listed Building | Located in the heart of Corbridge | Popular affluent village | Bar/Restaurant opportunity | Fantastic opportunity for new operator | Alternative uses considered | Rent £18,000 per annum

### LOCATION

Corbridge is an affluent village situated in the Tyne Valley, approximately 15 miles west of Newcastle upon Tyne and 5 miles east of Hexham. The village lies immediately south of the A69 Trunk road which connects Newcastle in the east to Carlisle in the west. There is also a main line railway station situated on the edge of the village.

The subject property is located on Princes Street at its junction with Hill Street. Adjoining occupiers include Boots the Chemist and the Post Office.

Other retailers nearby include The Co-Op and a number of independent retailers, such as jewellers, arts & craft retailers, bookshops, gift shops, clothes shops and independent food retailers.

## DESCRIPTION

The subject property forms part of a two-storey detached building of stone construction under a slate covered pitched roof. The building is Grade II Listed..

Currently, to the ground floor, there is an entrance hallway leading to a bar/seating area and a cellar. Stairs from the entrance hallway lead up to the first floor which comprises of an open plan dining area with bar as well as recently refitted toilets and a catering kitchen. The front of the dining area benefits from ornate bay windows overlooking the village.

The staircase then leads on to the attic space which provides useful office and storage space.

The property is heated by a gas fired central heating system to radiators.

## ACCOMMODATION

We have calculated the property as providing the following net internal areas, which excludes staff w.c.'s, hallways and circulation space:

### Ground floor

Bar/seating area	24.25 sq m	(261 sq ft)
Cellar	4.25 sq m	(46 sq ft)

### First floor

Restaurant	85.67 sq m	(922 sq ft)
Kitchen	34.30 sq m	(369 sq ft)
Customer w.c's	11.57 sq m	(125 sq ft)

### Attic space

Office	15.06 sq m	(162 sq ft)
Storage rooms	53.82 sq m	(579 sq ft)

**TOTAL**                    **228.92 sq m (2464 sq ft)**

## USE

The property has most recently been used as a bar and restaurant. We understand the property has planning consent for such use, however all interested parties should satisfy themselves as to the precise terms and conditions of any planning consent and licencing conditions. It may also be suitable for other uses, such as retail or gallery uses, subject to planning consent being obtained if required.

## TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed. An assignment of the current lease may also be possible.

## RENT

The property is available to let at a rent of £18,000 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.

The previous tenant's kitchen equipment and fittings may be available at an additional charge.

## BUSINESS RATES

The property is assessed for Business Rates as follows:

Description: Restaurant & premises  
Rateable Value: £22,000

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 Paul Fairlamb 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.*

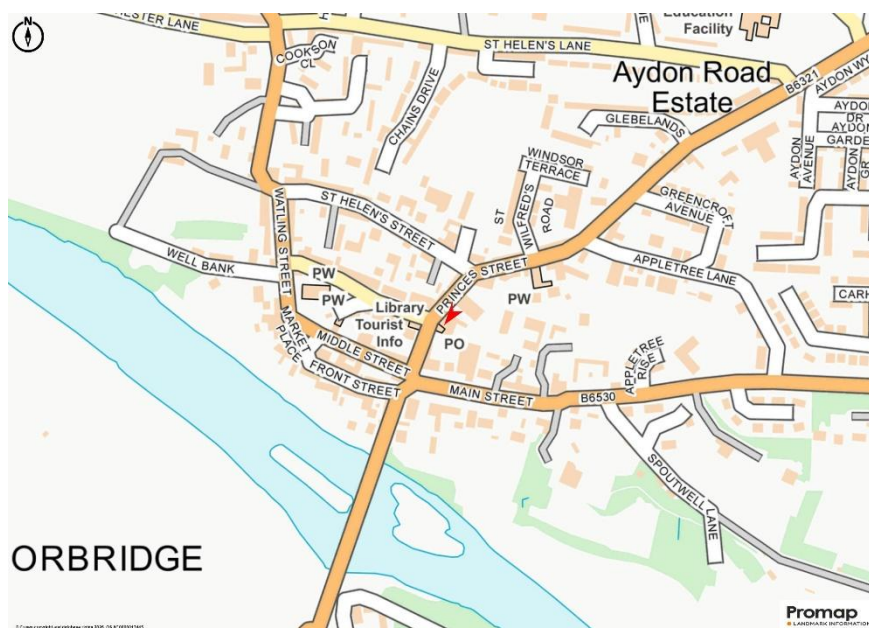
## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C-72.

A copy of the Energy Performance Certificate and Recommendation Report is 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 May 2026

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