



## OFFICES TO LET

**81 Front Street, Prudhoe, Northumberland, NE42 5PU**

Ground and first floor offices | Town centre location | Rent only £12,000 per annum

### LOCATION

Prudhoe is a semi-rural town located in the Tyne Valley, approximately 11 miles west of Newcastle upon Tyne. Prudhoe railway station provides regular direct services to Newcastle upon Tyne, Hexham, and Carlisle, offering easy access to major destinations across the North East and beyond. The A695 runs through the town, connecting to the A1 and A69, ensuring convenient routes to Newcastle, Gateshead, and the wider region. The subject property is located on Front Street, in a prominent position above the Post Office, benefitting from good footfall and passing traffic.

## DESCRIPTION

The subject property comprises ground and first floor offices within a brick built, end terrace property with stone clad elevations and a pitched roof clad in slate tiles. Access to the office is to the side, via a gated private side alleyway/drive which runs parallel with the gable end, and provides off-street parking for two cars.

Internally the property provides an office, kitchen and WC's to the ground floor, with the first floor providing further cellular office rooms of various sizes, as well as WC facilities. There is a small basement for storage. Throughout, the property features carpeted floors, plastered and painted walls and ceilings with fluorescent strip lighting and UPVC double glazed windows. The property also benefits from gas central heating to panel radiators via a modern style combi-boiler.

## ACCOMMODATION

The property was measured on a net internal area basis and provides the following approximate floor areas:

|               |             |               |
|---------------|-------------|---------------|
| Ground floor: | 37.86 sq m  | (408 sq ft)   |
| First floor:  | 116.84 sq m | (1,258 sq ft) |
| Total:        | 154.78 sq m | (1,666 sq ft) |

## USE

The property was formerly used for office purposes. It may also be suitable for other commercial uses. Interested parties should ensure that all necessary consents, including planning consent, are obtained if necessary for their proposed use.

## SERVICES

We understand that all mains services are available at the property, however interested parties should satisfy themselves as to the suitability of these services.

## 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 £12,000 per annum exclusive of business rates and payable monthly 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:    | Offices & premises |
| Rateable Value: | £10,750            |

It is envisaged that occupiers may qualify for small business rates relief. Business rates may therefore not be payable.

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 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.*

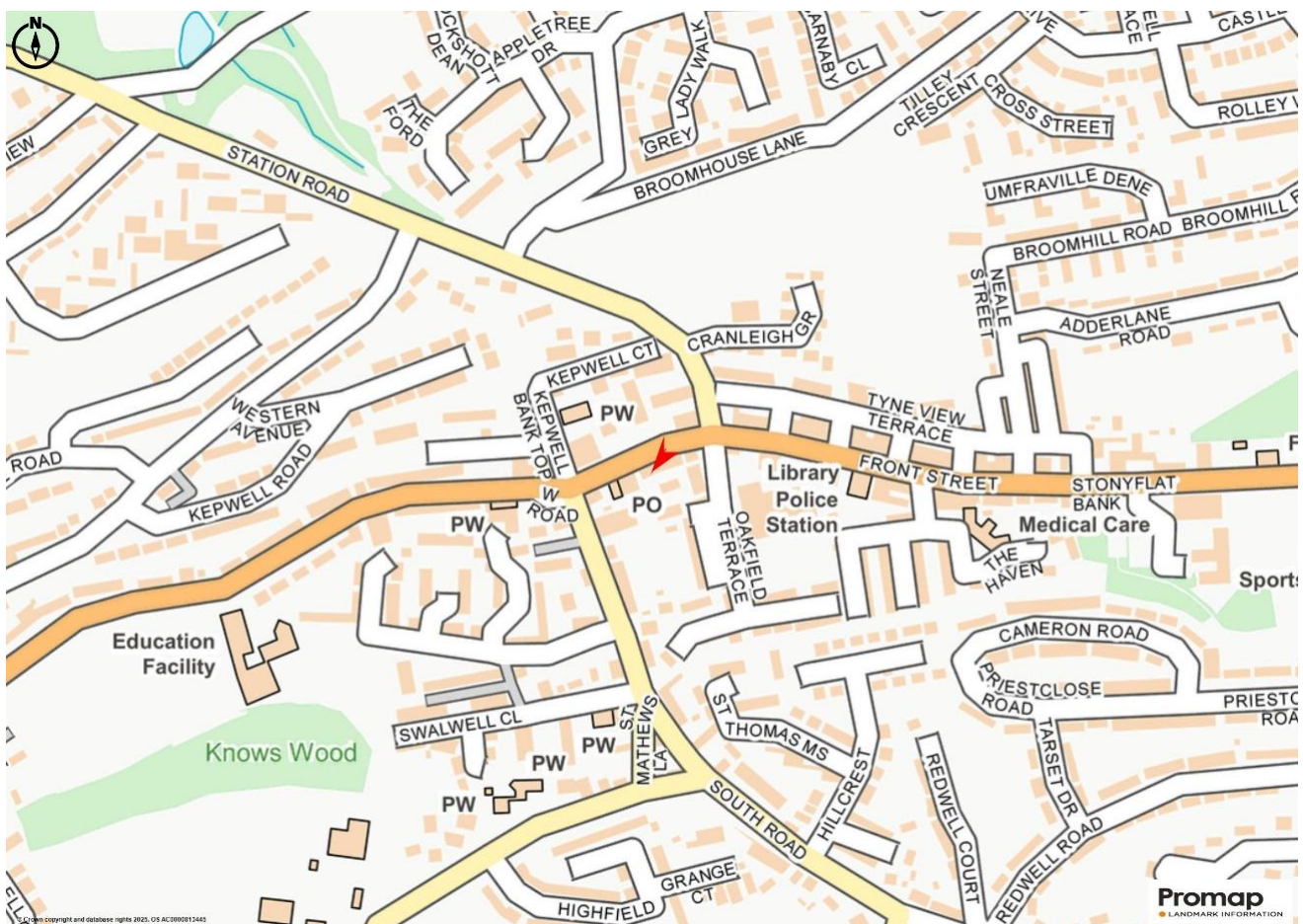
## ENERGY PERFORMANCE CERTIFICATE

The property 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 June 2026

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