to let

Frew Pain & PARTNERS

The industrial property specialists

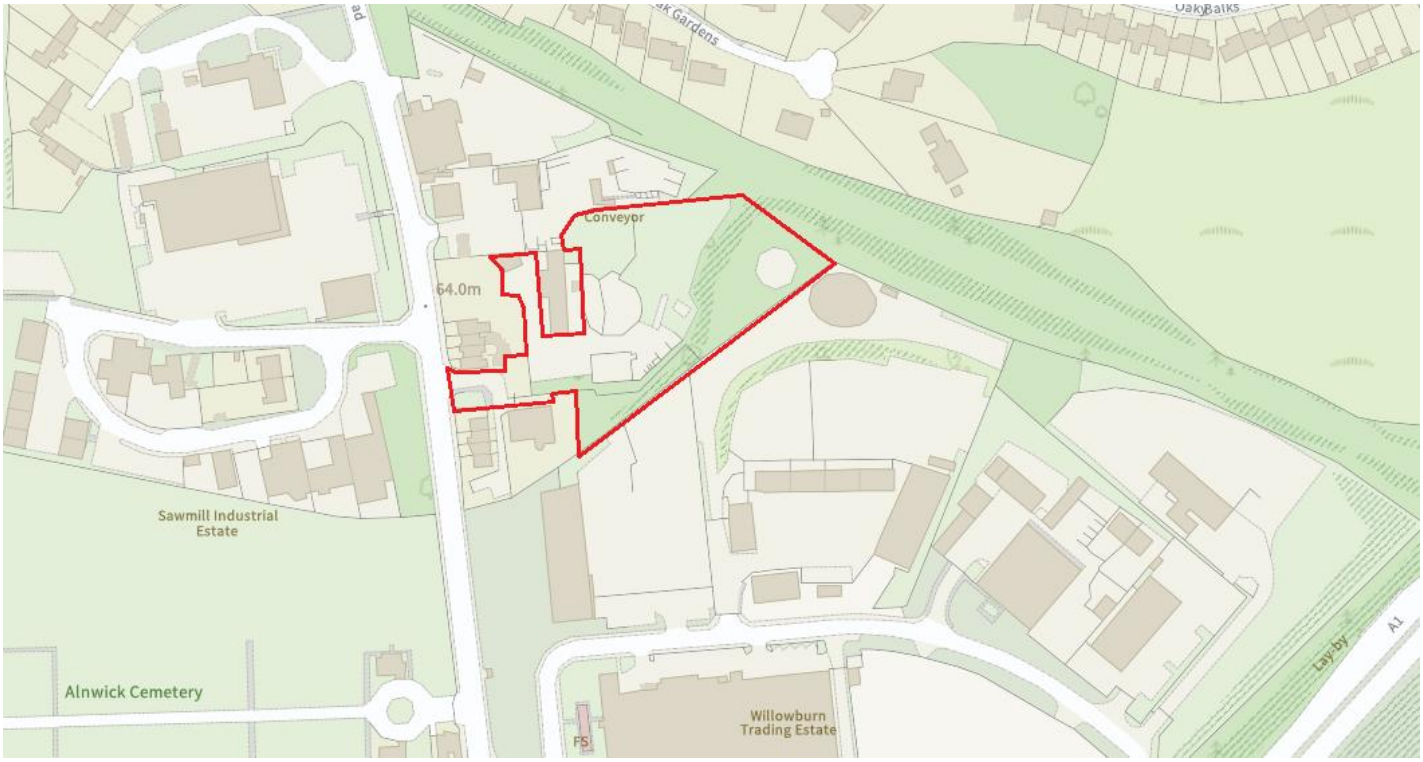
LAND AT SOUTH ROAD
ALNWICK
NORTHUMBERLAND
NE66 2PE

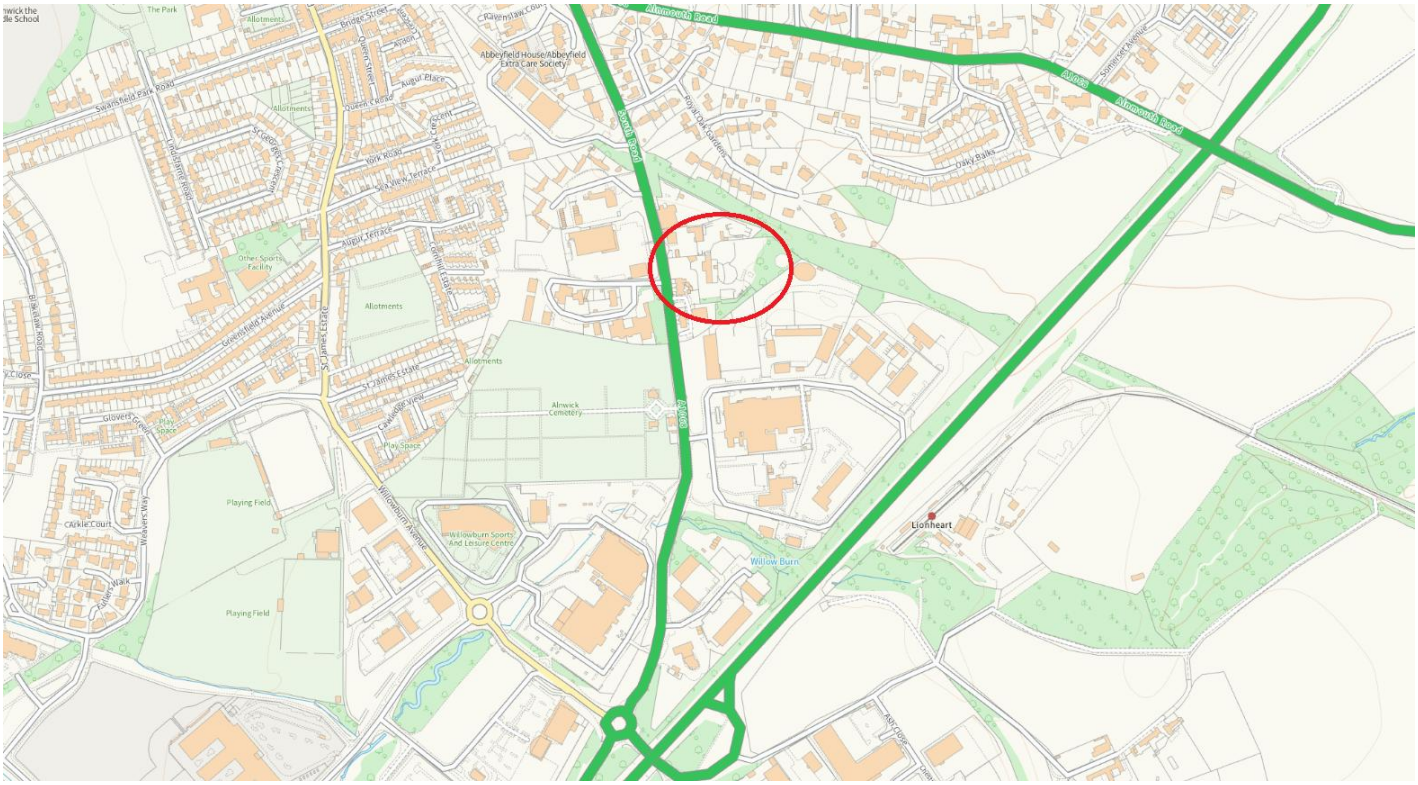
- SECURE SELF-CONTAINED YARDS / COMPOUNDS / GARAGE
- SELECTION OF PLOT SIZES FROM 463 SQ FT – 12,551 SQ FT
- TOTAL GROSS SITE AREA : 2.07 ACRES (0.84 HECTARE) OR THEREABOUTS
- SUITABLE OF A VARIETY OF USES

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

RICS the mark of property professionalism worldwide

Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF


Conveyor
64.0m
Sawmill Industrial Estate
Alnwick Cemetery
Willowburn Trading Estate
FS
Lay-by
A1


Alnwick Cemetery
Willowburn Sports And Leisure Centre
Willow Burn
Lionheart

LOCATION

The property is located on South Road, Alnwick.

The surrounding area is a mixture of commercial retail and residential.

Alnwick town centre is located approximately 0.8 miles to the north west of the site which is a circa 20-minute walk.

The closest rail station is in the nearby coastal village of Alnmouth, providing direct services to Newcastle in approximately 24 minutes and Edinburgh with a journey time of approximately 75 minutes.

The site benefits from excellent road links to the local highway network, with South Road (A1068) leading to the A1(M).

The exact location is shown on the attached plans for identification.

DESCRIPTION

The subject site currently comprises mostly hardstanding area (tarmacadam / concrete / compacted hardcore), mature trees and low level vegetation.

The site is split on two levels with vehicular access is via a surfaced cul-de-sac off South Road, which runs in between residential cottages.

Within the site is a small lock up garage store with an internal height of 2.8m.

The site is secure via double gates to the front a perimeter fencing.

Within the curtilage of the site (but excluded from ownership) is a operational gas facility which requires 24/7 third party access.

ACCOMMODATION

From our computerised mapping system the site offers a selection of sizes.

See attached Schedule below.

SERVICES

We understand that main services are available including electric only.

All parties should make their own investigations.

BUSINESS RATES

From the VOA Website we understand that the site/s needs to be reassessed upon occupation.

All interested parties should make their own investigations as to the rating liability.

TENURE

Leasehold

The sites available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

See attached Schedule below.

Incentives may be available subject to lease term and covenant.

RENT DEPOSIT

The landlord will require 3 month rent bond to be held for the duration of the lease.

LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

VIEWING

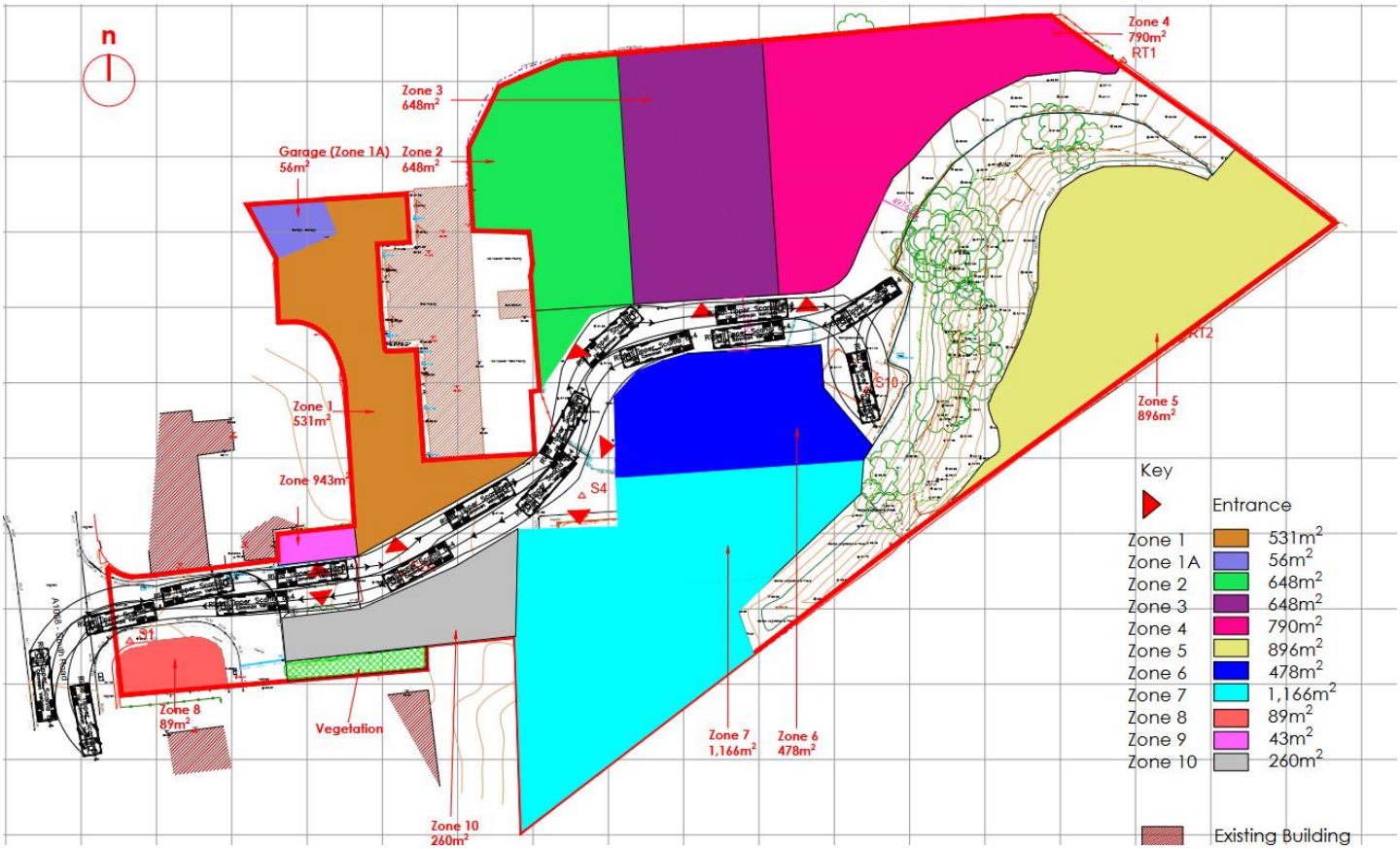
Strictly by prior arrangement only – further information available from sole agents Frew Pain & Partners:

James E F Pain
Tel: 07841 871710
Email:
james.pain@frewpain.co.uk

Sept 26

RENT / SIZE SCHEDULE

ZONE	SIZE (SQ M)	SIZE (SQ FT)	SIZE (£/SQ FT)	MONTHLY RENT	ANNUAL RENT (PA)
1	531	5,716	£1.50	£714.45	£8,573.45
1a	56	603	£10.00	£502.32	£6,027.79
2	648	6,975	£1.50	£871.88	£10,462.52
3	648	6,975	£1.50	£871.88	£10,462.52
4	790	8,503	£1.50	£1, 062.92	£12,755.23
5	896	9,644	£1.50	£1,205.56	£14,466.70
6	478	5,145	£1.50	£643.14	£7,717.72
7	1,166	12,551	£1.50	£1,568.84	£18,826.08
8	89	958	£1.50	£119.75	£1,436.98
9	43	463	£1.50	£57.86	£694.27
10	260	2,799	£1.50	£349.83	£4,197.92



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IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: **(i)** These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. **(ii)** All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **(iii)** No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. **(iv)** Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.

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