



4B & C SHELLCROFT, BELLINGHAM, HEXHAM, NORTHUMBERLAND, NE48 2AU

- **Ground Floor Commercial Space To Let**
- **Suitable for office/therapy uses**
- **Situated in a popular location**
- **Rent £7,200 per annum**

To Let

LOCATION

Bellingham is a village approximately 14 miles north of the town of Hexham and 25 miles north-west of Newcastle upon Tyne. The village enjoys a wide range of facilities, including shops/café's, pubs, schools and a health centre.

The village is also a good base for tourists exploring Northumberland with nearby attractions including Kielder Water and Hadrian's Wall.

The property is located in the centre of the village, close to all amenities.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises part of the ground floor of a two-storey building of stone construction under a slate covered pitched roof.

Internally, there is a shared hallway leading to two rooms, both of which have a sink. The rooms have carpeted floors and plastered walls and ceilings, there is a kitchen with integral oven, hob and appliances and a wet room/shower room with w.c., shower and wash hand basin.

USE

It is envisaged that the space could be suitable for use as an office or for physiotherapy or other therapies subject to all necessary consents including planning consent being obtained if necessary. It is not envisaged that this space would be suitable for retail use.

ACCOMMODATION

Room 1	12.92 sq m (139 sq ft)
Room 2	11.74 sq m (126 sq ft)
Kitchen	11.49 sq m (124 sq ft)

Total **36.15 sq m (389 sq ft)**

RENT

£7,200 per annum (£600 per calendar month).

LEASE TERMS

The accommodation is available to let on a new internal repairing and insuring basis for a term of years to be agreed.

SERVICE CHARGE

A service charge will operate to enable the landlord to recover a fair proportion of the cost of providing electricity to the property, as well as external repairs and building insurance. The service charge is estimated to be around £50 per calendar month.

LEGAL COSTS

Each party is to bear its own legal costs.

RATEABLE VALUE

The space is currently assessed for business rates by way of two assessments as follows:

4B - £1,175
4C - £1,250

It is envisaged that occupiers of the property may benefit from small business rates relief and may therefore not be liable for payment of business rates.

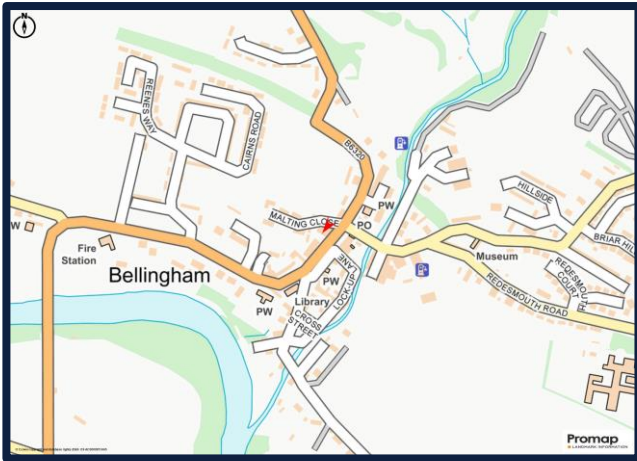
Interested parties should contact the Council to confirm the amount of business rates payable.



Interior



Interior



Street map

VIEWING

Strictly by appointment with sole agents, YoungsRPS.

LOCAL AUTHORITY

Northumberland County Council, Morpeth, Northumberland, NE61 2EF Tel: (0345) 6006400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

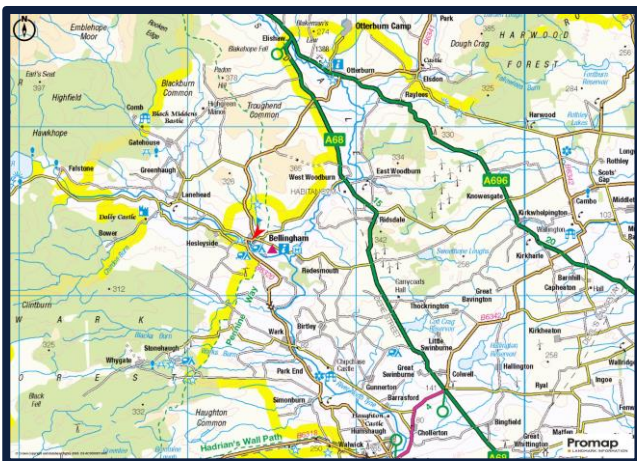
The whole of the property has an EPC Rating of C-75.

A copy of this certificate and recommendation report are available upon 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. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars prepared July 2024



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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