



Retail in NE61

Newgate Street, Morpeth,
Northumberland, NE61 1DA

£495,000

Allocated parking

Property features

- ✓ Commercial investment portfolio
- ✓ 4x commercial retail/office units
- ✓ 2x units currently tenanted
- ✓ Generating £26,000 per annum
- ✓ Desirable town centre location

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Substantial Commercial Portfolio – Newgate Street, Morpeth Town Centre

We are delighted to offer to auction this substantial and well-located commercial portfolio, prominently positioned on the popular Newgate Street in the heart of Morpeth town centre.

The portfolio comprises four commercial units, including: A vacant retail unit – offering excellent potential for owner-occupiers or investors. A tenanted café – providing immediate rental income. A former florist shop – suitable for a variety of uses, subject to necessary consents. Upper floor office accommodation – ideal for refurbishment or conversion.

The tenanted element of the portfolio currently generate a rental income of approximately £13,500 per annum, offering a strong return with significant scope for increased yields through letting or redevelopment of the vacant parts.

This is a rare opportunity to acquire a prominent, mixed-use investment in a thriving market town location, with excellent footfall and long-term asset management potential.

Key Features:

Prime town centre location

Four units with mixed-use potential

Immediate rental income with further development potential

Suitable for investors or developers

For more information, please call the Morpeth office.

Price: £495,000

Property Type: Retail

Business Type: Residential Investments

Internal Size: 4914 Square Feet

External Size: 4914 Square Feet

Parking: Allocated

Location

The subject property is located along Newgate Street, Morpeth. It is a short walk away from Morpeth town centre where you'll find local shops, restaurants and all other amenities. The property is right next to the River Wansbeck where you can go for scenic walks.

Rateable Value

The adopted rateable values are as follows (sourced from VOA).

50 Newgate Street: £5,200

52 Newgate Street: £10,500

54 Newgate Street: £10,500

First/second floors, 54 Newgate Street: £6,400

Tenure

Currently pending first application

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

EPC

All available upon request (ratings C, D, C, E).

Accommodation

50 Newgate Street

Ground, first and second floor retail/showroom space measuring 152.80sqm (1,645sqft).

52 Newgate Street

Ground floor cafe premises measuring 107.05sqm (1,152sqft)

54 Newgate Street

Ground floor retail accommodation measuring 118.70sqm (1,278sqft)

54a Newgate Street

First and second floor office accommodation measuring 77.90sqm (839sqft).

Approx Gross Internal Area
215 sq m / 2311 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Contact your local branch today for more information on this property:

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