



Seghill Road End, Dudley, Cramlington, NE23 7BE

Prime commercial unit

- Well connected location
- Private parking
- Ground floor space
- Situated in mixed residential and commercial area
- Close to local amenities
- Strong local footfall

Summary

Available Size	195 sq ft
Rent	£7,800 per annum
Rates Payable	£650 per month
EPC Rating	Upon enquiry

Description

Prime commercial unit in Dudley, Cramlington, with excellent transport links and strong local footfall. Ground floor space comprising main shop area, rear treatment/ancillary room, and private WC. Includes private parking for multiple vehicles. Flexible layout ideal for a range of business or professional uses.

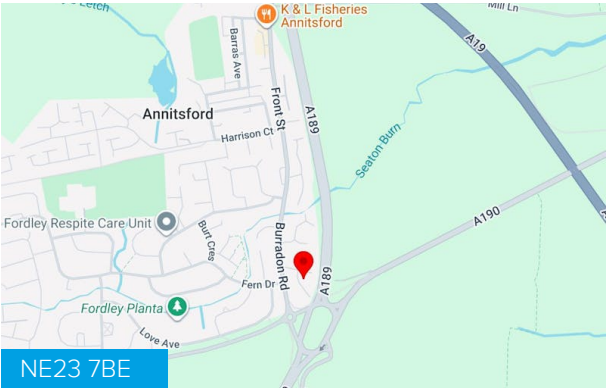
Location

This property sits in a well established mixed residential and commercial neighbourhood close to local amenities and services. Benefiting from good road links to wider transport networks with bus connections nearby and easy access towards Cramlington town centre and major routes across North East England. The surrounding community includes a variety of local shops, services and residential streets, with convenient access to facilities in Dudley and neighbouring Seghill and Annitsford. The location offers a balance of local accessibility and visibility while being part of a dynamic commuter and community catchment area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	195	18.12	Available
Total	195	18.12	



Viewing & Further Information



Julie Anderson
01609 797 330 | 07968 799 734

julie.anderson@alignpropertypartners.co.uk



John Routledge
07443530922

john.routledge@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk

