SUBSTANTIAL RETAIL & LEISURE INVESTMENT

Recent lease extensions completed providing strong sustainable income in an affluent Market Town

DELTA CAPITAL
Property Investment

**6 Market Place, Morpeth,
Northumberland,
NE61 1HG**

RICS

INVESTMENT SUMMARY

- Entirely let to **Peacocks Stores Limited** and local Chinese restaurant
- Generating a **total rent of £80,000 per annum WAULT to break 4.63 years, lease end 6.03 years**
- Located in Morpeth, an **attractive and affluent market town** in Northumberland
- Located on Market Place, which is considered the **historic heart of Morpeth** immediately next to Tomahawk Steak House
- Total floor area of **682 sqm / 7,344 sq ft** over ground, first and second floors
- The property has an **EPC rating of C**
- Freehold

We are instructed to seek offers in excess of £945,000 (exclusive of VAT), reflecting a net initial yield of 8.00% assuming standard purchasers' costs of 5.69%.

A sale at £945,000 reflects a low capital value of only £129 psf.

LOCATION

Northumberland, a county in North East England bordering Scotland, is home to a population of just over 319,000 people. Its stunning countryside, including the Northumberland National Park, historic castles and villages, and picturesque beaches like Bamburgh and Embleton, make it a popular tourist destination.

Morpeth, an affluent market town approximately 14 miles north of Newcastle, is Northumberland's county town and administrative centre, with a population of around 14,000. It enjoys a good retail position, with nearby occupiers including Saks, Boots, WH Smith, and many other national and local operators.

Morpeth is well-connected by rail and road. The town has its own train station, which is served by Northern Rail trains to Newcastle upon Tyne, Edinburgh, and Berwick-upon-Tweed. Morpeth is also located close to the A1 trunk road, which links the town to Newcastle upon Tyne, Edinburgh, and London.

Morpeth's rail network provides direct connections to Edinburgh, Newcastle, York, Leeds, and London. Train times from Morpeth to these cities are as follows:

Newcastle – Approximately 30 minutes

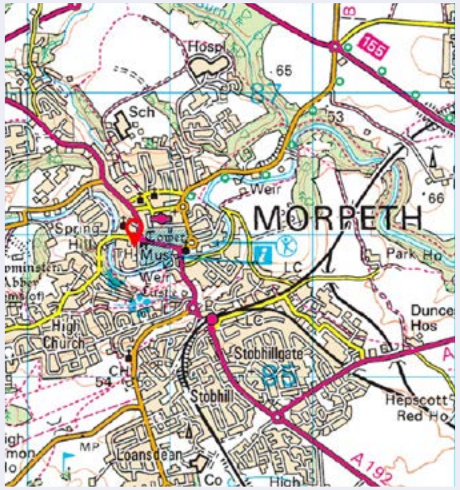
Edinburgh – Approximately 1 hour 30 minutes

York – Approximately 2 hours

Leeds – Approximately 2 hours 30 minutes

London – Approximately 3 hours 30 minutes

Morpeth is a thriving market town with a mix of independent and national shops. The town is also home to a number of historical landmarks, including Morpeth Castle, Morpeth Bridge, and the Morpeth Chantry Bagpipe Museum.



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6 Market Place, Morpeth, Northumberland, NE61 1HG

RICS

SITUATION

The building is located on Market Place, which is considered the historic heart of Morpeth. It has been a market place since at least the 12th century, and received a market charter from King John in 1200. The market was originally held on a weekly basis and attracted traders from all over Northumberland and beyond.

Over the centuries, the market has evolved to include a wider range of goods and services. Today, Morpeth Market is held every Wednesday and Saturday, and offers a variety of stalls selling fresh produce, meat, fish, baked goods, flowers, and crafts. There are also a number of permanent shops located around the market square, including butchers, bakers, and greengrocers.

In addition to its commercial function, Market Place is also a popular social space for the local community. The square is often used for community events and festivals, such as the annual Morpeth Northumbrian Gathering.

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Retail
development
Morrisons
Since 1899
Morpeth Bus
Interchange
LIDL
The Sanderson
Arcade
NEXT
Market Place
Carlisle Park
Leisure Centre

DESCRIPTION

The building at 6 Market Place, Morpeth is a two-storey, mid-19th century commercial property with a rendered facade and a slate roof.

ACCOMMODATION

Description	Sq m	Sq ft
Ground	455	4,900
First	227	2,444
Second	TBC	TBC
Total	**682**	**7,344**

TENANCY SCHEDULE

Ground, part first floor and second floor are let to Peacocks on a 5 year lease from 12th April 2026 at £56,000 per annum. There is an index linked service charge cap of £3,000 per annum, increasing each year.

Part first floor is let to Evergreen Catering trading as a Chinese Restaurant on a 10 year lease from 30th January 2026 at a rent of £24,000 per annumwith index linked rent reviews.

A tenancy schedule is summarised as follows:

Demise	Tenant	Lease Term	Start	End	Break	Rent Review	Rent
Ground, part first & second	Peacocks Stores Limited	5 Years	12 April 2026	11 April 2031	2029	N/A	£56,000
Part first	Evergreen Catering	10 Years	30th January 2026	29th January 2036	N/A	2030 - Index Linked	£24,000
Total							**£80,000**

WAULT to break 4.63 years, lease end 6.03 years.

TENURE

The property is held freehold with title number: **ND58010**

VAT

The property is elected to VAT and it is therefore envisaged that the sale will be treated as a TOGC.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of **C**.

CONTACT

For further information or to arrange a viewing please contact:

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Anti-Money Laundering
To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. We will therefore require the following information:

- Corporate structure and ownership details of purchasers
- Identification and verification of ultimate beneficial purchasers
- Satisfactory proof of the source of funds for the purchasers

PROPOSAL

EXCESS OF £945,000

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SEPT 2026

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