

Retail | Office | Industrial | Land



18 High Street Wooler, Northumberland NE71 6BY

- Ground Floor Commercial Investment
- Floor Area 76.18 sq. m. (820 sq. ft.)
- Town Centre Location
- Current Tenant Wooler Wool Shop
- Prominent Main Road Position
- Rental Income £5,004 per annum
- Generating a Yield of 7.14 %
- 10 year lease from 14th May 2019
- On Street Parking
- Excellent Investment Opportunity

Price: £70,000 Freehold



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Location

The property occupies a prominent position on the high street through Wooler. Wooler is an excellent base for a holiday offering a wide range of accommodation from hotels to camping sites. Within a short car journey you can be in the magnificent heritage coast line of North Northumberland with spectacular scenery from Bamburgh Castle and Holy Island. Alnwick with its historic castle and the famous Alnwick Gardens lies a few miles south while the Scottish borders are within easy travelling distance from Wooler on uncluttered country roads. A new visitor experience of the Ad Gefrin Anglo-Saxon site recently opened in Wooler, following a £10.4m investment and expected to attract an additional 50,000 + visitors to the area each year. The visitor experience also includes a bistro bar, gift shop and the Ad Gefrin whisky distillery, home to the first Northumbrian English single malt whisky, and the county's first legal whisky distillery in 200 years.

Description

The property occupies the ground floor of a mid-terrace two storey property with pitched slate roof. It is currently tenanted by Wooler Wool Shop, with a 10 year lease in place, from May 2019.

Area	sq. m.	sq. ft.
Ground Floor		
Retail Area	36.5	392.88
Retail/Store	26.27	282.76
Office	6.20	66.73
Kitchen	6.21	66.84
W/C	1.0	10.76
Total	76.18	819.99

Price

£70,000

Tenure

Freehold

Yield

7.14 %

Viewing

Strictly by appointment through this office

Lease Details

Current Tenant – Wooler Wool Shop Lease – 10 year lease from 14th May 2019 Rental Income – £5,004

Rateable Value

The 2024 Rating List entry is Rateable Value £5,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 2. The photographs show only parts of the property as they appeared at the time taken.
- 3. Any areas, measurements and distances given are approximate only.

Ref: I135 (Version 1)

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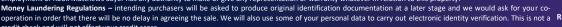






Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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