

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 14<sup>th</sup> 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.
<b>Ground Floor</b>		
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
<b>Total</b>	<b>76.18</b>	<b>819.99</b>

## 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 14<sup>th</sup> 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

1. 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)**

**Prepared: 19<sup>th</sup> November 2024**

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