



## 46 - 48 High Street, Wooler, Northumberland NE71 6BG

- Two Ground Floor Retail Units
- Town Centre Location
- Excellent Footfall & Passing Trade
- Rent Free Period Available
- Floor Areas 893 sq. ft. & 775 sq. ft.
- Suitable for a Variety of Uses
- Units Undergone a Complete Refurb
- Former Café

**Rents From: £8,400 per annum**

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## Location

The units occupy 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

We are delighted to offer to the market two self-contained retail units within a prominent three storey sandstone building with pitched slate roof. Both units have recently undergone a full refurbishment which should be complete and ready to move in by the end of September 2024. 48 High Street formerly traded as a café, with 46 High Street trading as a craft shop although both units would suit a variety of uses subject to the correct use class.

## Notice

The units can not be used as a hot food takeaway.

## Floor Area

48 High Street - 72 sq. m. (775 sq. ft)  
46 High Street - 83 sq. m. (893 sq. ft.)

## Tenure

Leasehold – A new IRI lease is available, terms and conditions to be agreed.

## Rent

48 High Street - £8,400 per annum (paid monthly in advance)  
46 High Street - £9,000 per annum (paid monthly in advance)

## Deposit

£750

## Costs

The incoming tenant is responsible for costs relating to preparation of the lease £1,000 plus vat (£1,200 inc vat)

## Viewing

Strictly by appointment through this office.

## Rateable Value (46 High Street)

The 2023 Rating List entry is Rateable Value £6,100

## Rateable Value (48 High Street)

The 2023 Rating List entry is Rateable Value £4,800

As the RV's are 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

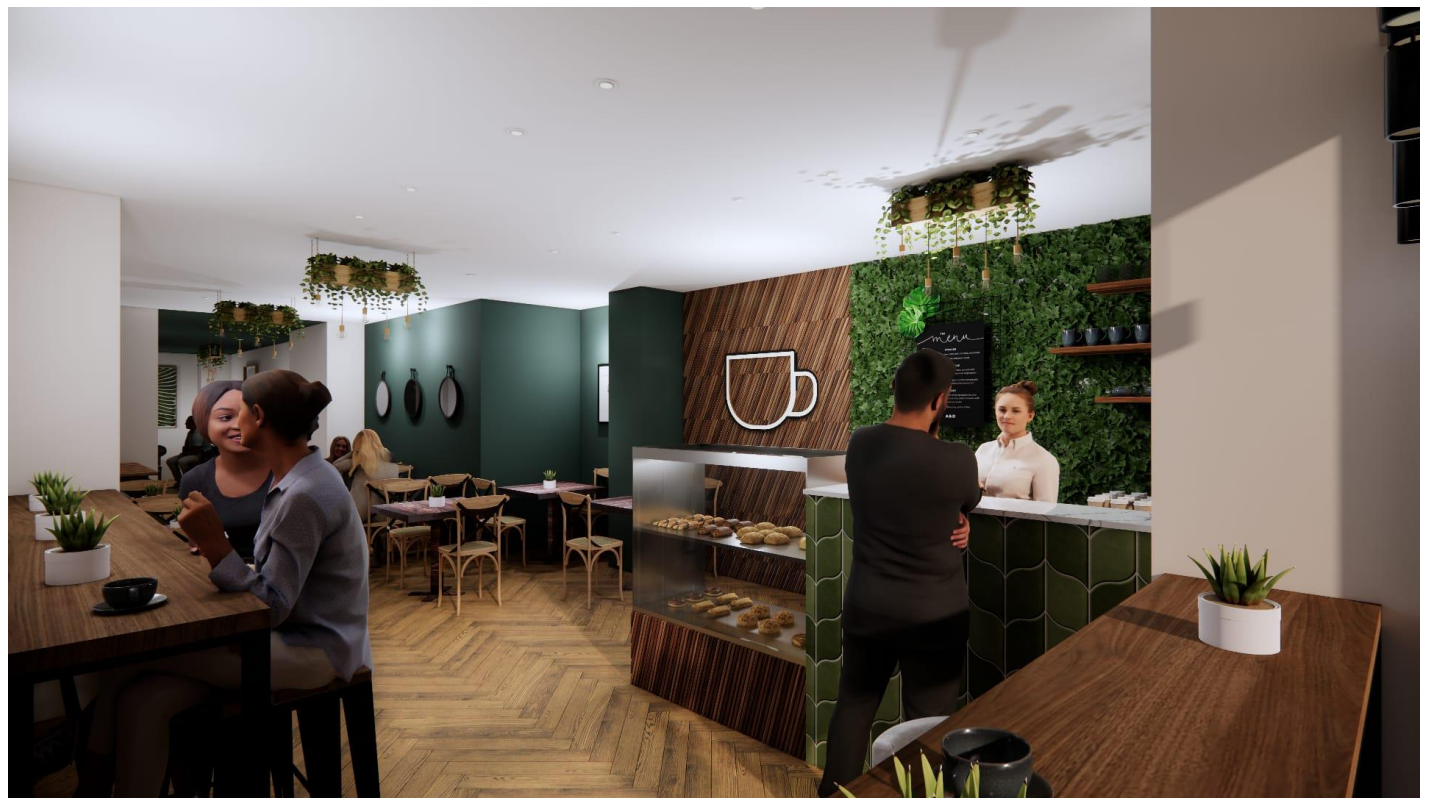
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

(Please note the internal photos are CGIs and for illustration purposes only)

**Ref:** I092 (Version 1)

**Prepared:** 12<sup>th</sup> September 2024

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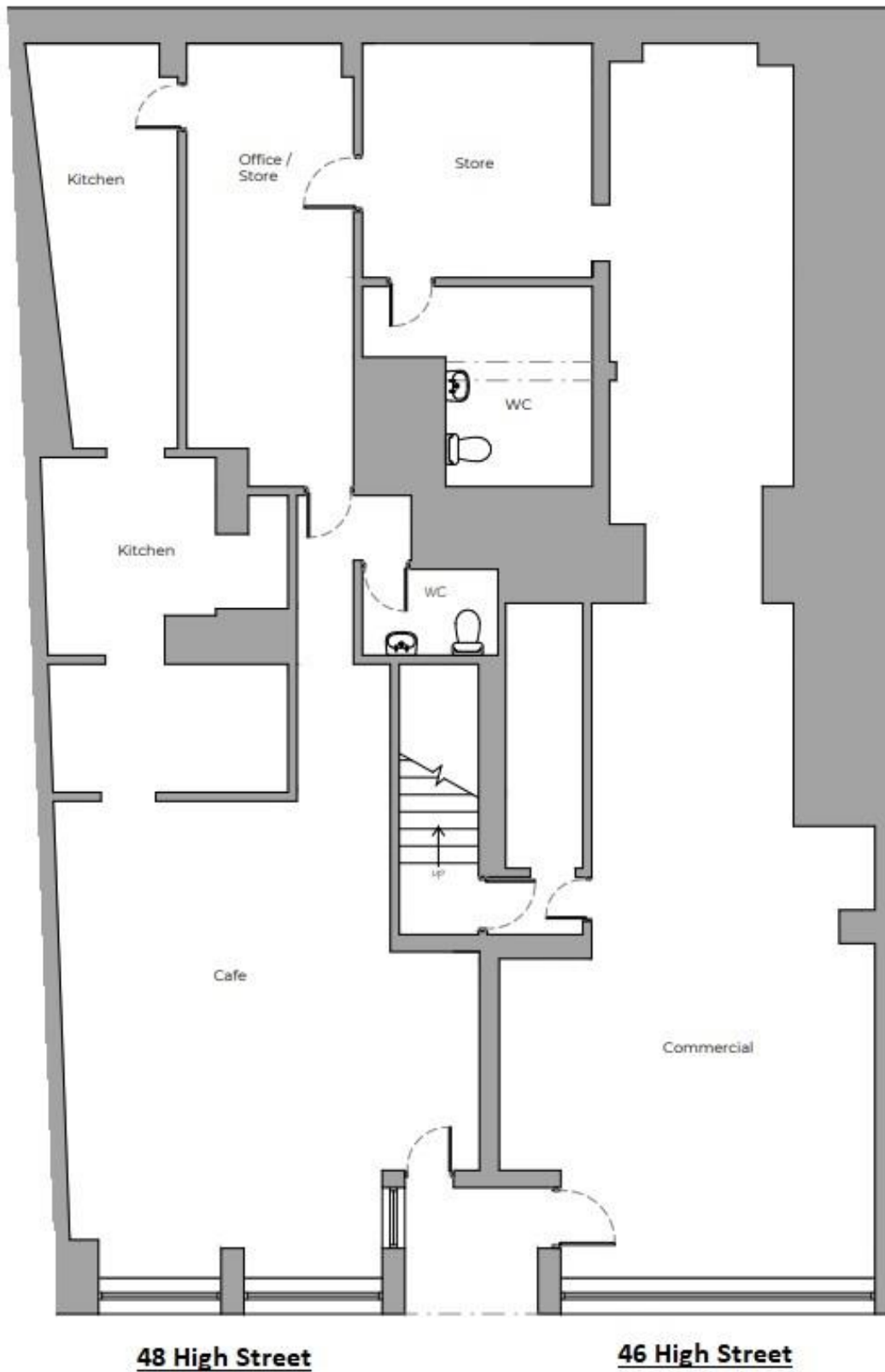
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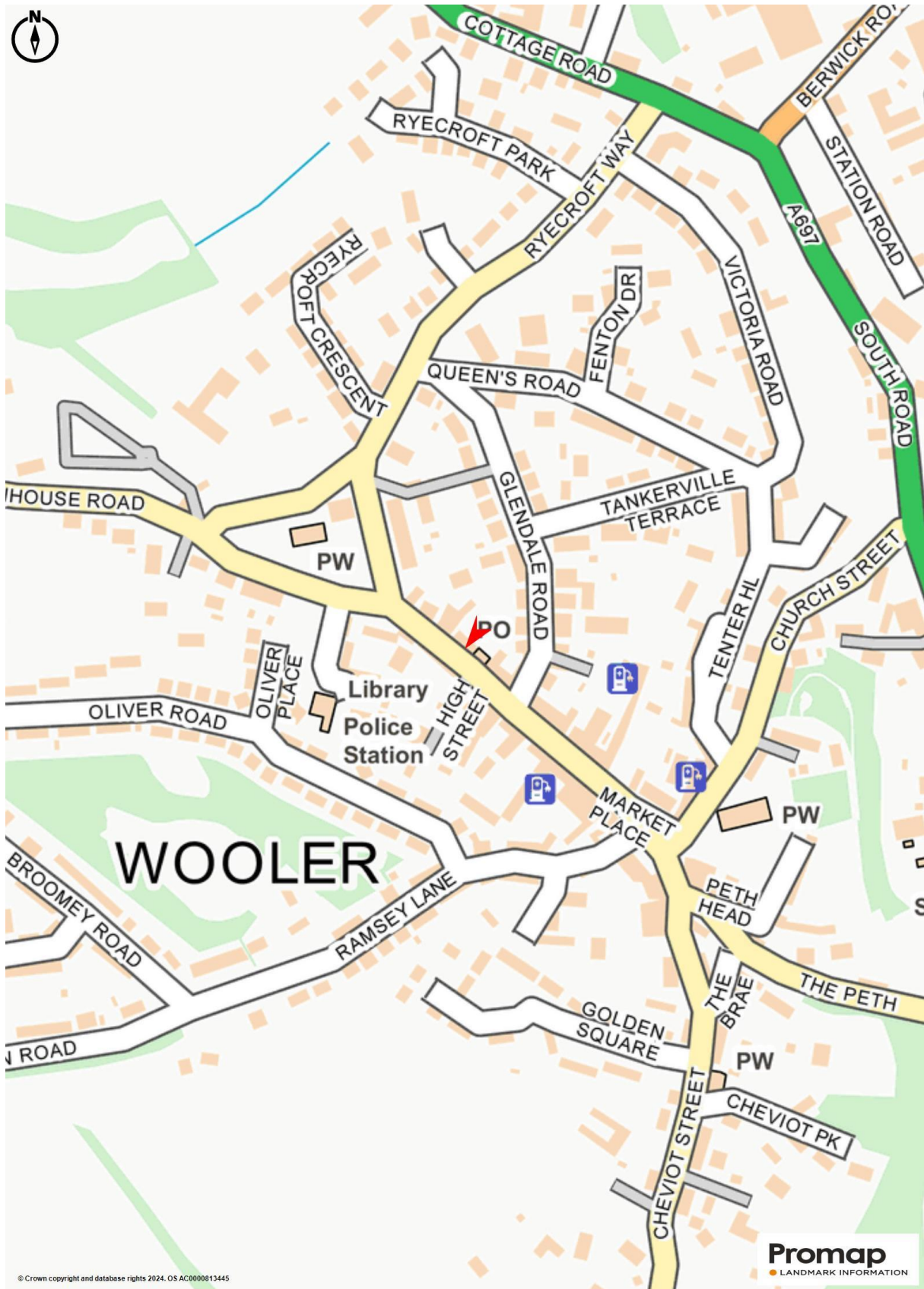
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LANDMARK INFORMATION

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