



46 High Street, Wooler, Northumberland NE71 6BG

- Ground Floor Retail Unit
- Town Centre Location
- Excellent Footfall & Passing Trade
- Floor Areas 893 sq. ft. (83 sq. m.)
- Suitable for a Variety of Uses
- Undergone a Complete Refurbishment

Rent: £9,000 per annum

COMMERCIAL

Location

The unit 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 this self-contained retail unit within a prominent three storey sandstone building with pitched slate roof.

The unit has recently undergone a full refurbishment and ready to move in, it would suit a variety of uses subject to the correct use class.

The unit next door has just been taken and will trade as The Cherry Tree Café.

Notice

The unit cannot be used as a hot food takeaway.

Floor Area

83 sq. m. (893 sq. ft.)

Tenure

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

Rent

£9,000 per annum (paid monthly in advance)

Deposit

£750

Costs

The ingoing 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

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

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

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: I092a (New Version 1)

Amended: 7th January 2025

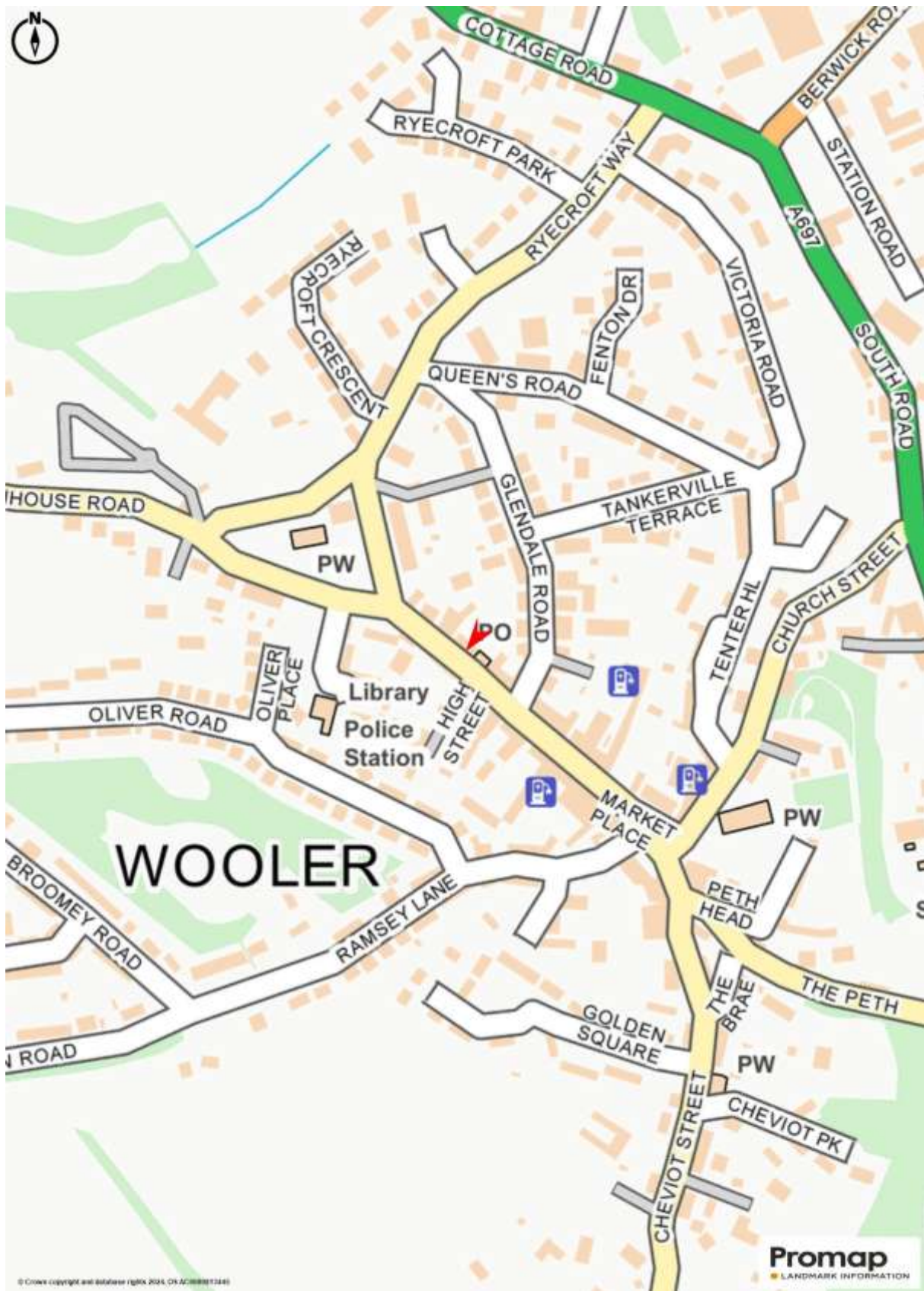
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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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