



## T R Johnson Butchers

61-63 High Street, Wooler, Northumberland NE71 6BD

- Freehold Butchers & Three Bedroom House
- Turnover circa £310,000 per annum
- House Tenanted producing £2,880 per annum
- Award Winning Business with Excellent Reputation
- Carpark / Garden / Garages to the Rear
- Prominent Main Road Position
- Total Floor Area 178 sq. m. (1,920 sq. ft.)
- Long Established Business / Genuine Retirement Sale

**Freehold: £260,000**

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## Location

The business 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 will open in Wooler in spring 2023, following a £10.4m investment and expected to attract an additional 50,000 + visitors to the area each year. The visitor experience will also include 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 end-detached property consisting ground floor/lower ground floor award winning Butchers and three bedroom house let on AST agreement. The property also benefits from a carpark/garden with two single garages and store to the rear that could be used for future development.

## T R Johnson Butchers

An award-winning independent run business, trading for over 22 years. In that time, they have built up an excellent reputation with many regular and long standing customers. The business is well renowned for its locally produced and reared meat products including rare breeds of beef, lamb, pork through Northumberland farms. The business also has an excellent range of hand-crafted products from award winning sausages, burgers, hams, bacon, steaks and free ranged British birds. A full inventory of fixtures and fitting can be provided on request.

## House

This is accessed through a private door to the front of the property and also via the lower ground floor to the rear. The house consists living room and kitchen on the ground floor with 3 bedrooms and bathroom on the first floor. There is also a lower ground floor used as a utility room and boarded loft.

## External

The property benefits from a carpark and garden to the rear with two single garages and out building, the space is currently used for storage.

## Opening Hours

Monday – Friday: 7:00am – 3:00pm

Saturday: 7:00am – 1:00pm

Sunday: Closed

## Turnover

The turnover for year end 31<sup>st</sup> October 2021 was £310,659 with a gross profit of £121,864.

## Rental Income

The house is let on an AST agreement £2,880 per annum.

## Staff

The business is run by the two owners and one of their partners. They will all be retiring when the business is sold.

## Tenure

Freehold

## Price

£260,000

## Viewing

Strictly by appointment through this office.

## Rateable Value (61 High Street)

The 2023 Rating List entry is Rateable Value £4,200

## Council Tax (63 High Street)

Band A

## Floor Area

Area	sq. m.	sq. ft.
<b>61 High Street (T R Johnson Butchers)</b>		
<b>Ground Floor</b>		
Retail	23.08	248.48
Kitchen	31.12	335.06
<b>Lower Ground Floor</b>		
Prep Area	51.15	550.68
W/C	2.61	28.20
<b>Total</b>	<b>107.99</b>	<b>1,162.42</b>
<b>63 High Street (Maisonette)</b>		
<b>Ground Floor</b>		
Living Room	17.30	186.24
Kitchen	8.22	88.58
<b>Lower Ground Floor</b>		
Utility Room	8.99	96.86
<b>First Floor</b>		
Bedroom	10.88	117.15
Bedroom	9.57	103.05
Bedroom	10.82	116.49
Bathroom	4.64	49.96
<b>Total</b>	<b>70.45</b>	<b>758.33</b>
<b>Net Internal</b>	<b>178.44</b>	<b>1,920.75</b>

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

Ref: H723 (version 1)

Updated July 2024







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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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