

Property Details

RETAIL / PROFESSIONAL SERVICES
TO LET (BY WAY OF SUB-LETTING)
45-47 HIGH STREET, WOOLER, NORTHUMBERLAND NE71 6BH



Ashley
Smith



- **5,162 sq ft (479.55 sq m)**
 - **Sales: 3,455 Sq ft (320.97 Sq m)**
- **Prominent high street frontage**
- **Busy Market Town**
- **Suitable for various uses (STPP)**
- **Available via sub-lease until 14th March 2024**
- **Rent: £16,500 per annum, exclusive**

LOCATION

Wooler is a small popular UK holiday market town in Northumberland and lies approximately 20 miles to the south of Berwick upon Tweed and 50 miles to the north of Newcastle upon Tyne. The property is located in a prime position on the main street and benefits from a high level of footfall, especially in the summer months.

DESCRIPTION

The property consists of a two storey mid terrace stone built property with traditional pitched slate roof covering. The premises provide a ground floor retail space with a separate office to the rear. The first floor consists of a spacious storage area with a mixture of offices, staff rooms and WCs.

USE

Until recently the property was occupied by the Co-operative Food Store (general retail).

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate net internal floor areas:

ACCOMMODATION	Sq ft	Sq m
Ground Floor – sales area	3,455	320.97
First Floor storage	1,707	158.58
TOTAL	5,162	479.55

LEASE TERMS

The property is available to sub-let. The property is held by way of a full repairing and insuring lease until 14th March 2024. There is an outstanding rent review from March 2019.

Please contact the agent for additional information.

RENT

£16,500 per annum, exclusive

LEGAL AND PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

BUSINESS RATES

We understand the property has been entered into the 2017 Rating List as:

Shop and Premises

Rateable Value: £19,250

Rates Payable (2020/21): £9,605 (approx.)

Interested parties to satisfy themselves as to rates payable prior to entering into a contract.

VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC has been requested/commissioned.

AGENTS NOTES

Code of Leasing Business Premises (England and Wales): Alternative lease terms are available. Any variations may affect level of rent proposed - www.leasingbusinesspremises.co.uk.

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the lessee to ensure that they are in working order.

VIEWING AND FURTHER INFORMATION

Strictly by appointment of the sole agents:

Lewis J Smith

Ashley Smith, Oakmere, Belmont Business Park, Durham DH1 1TW

Contact: 0191 3842733 / Info@ashleymsmith.co.uk

Pete Bradbury / Max Vause

Carter Towler Ltd, Coronet House, Queen St, Leeds LS1 2TW

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**PLEASE READ THE FOLLOWING
SUBJECT TO CONTRACT**

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