



TO LET

PROMINENT RETAIL UNIT

3,455 Sq Ft (320.97 Sq M)

- ◆ Prominent High Street frontage
- ◆ Busy Market Town
- ◆ Suitable for a number of uses (subject to planning)
- ◆ Sub lease



45-47, High Street
Wooler, NE71 6BH

LOCATION

Wooler is a small 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 w/c's. Up until recently the property was occupied by The Co-operative Food Store.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Net Internal floor areas:-

Ground floor sales area - 3,455 sq ft
First floor storage - 1,707 Sq ft

RATES

Shop and Premises

Rateable Value:	£19,250
Rates Payable (2020/2021):	£9,605.75

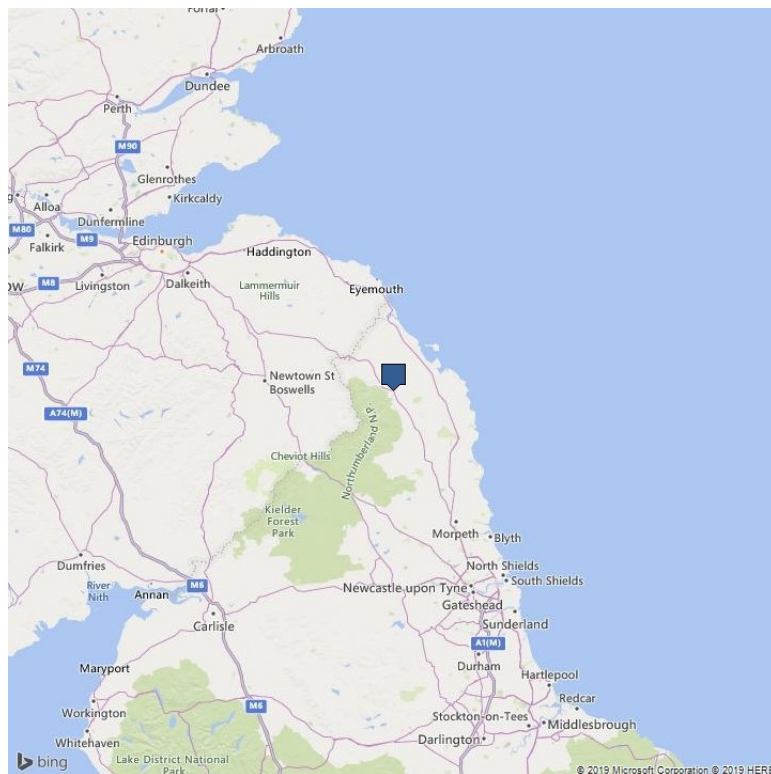
For viewing arrangements or to obtain further information please contact:

Pete Bradbury

petebradbury@cartertowler.co.uk

Max Vause

maxvause@cartertowler.co.uk



TERMS

The property is held on a 25 year lease with effect from 15 March 1999 on a Full Repairing and Insuring basis. There is an outstanding rent review from March 2019.

The current passing rent is £16,500 per annum exclusive of business rates, utility costs, insurance, VAT and all other outgoings.

EPC

A new Energy Performance Assessment will be commissioned.

PLANNING

This property benefits from A1 planning consent.

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