

Wooler - 45-47 High Street, Northumberland NE71 6BH  
Retail Shop with Ancillary Accommodation to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Wooler - 45-47 High Street, Northumberland NE71 6BH

## Retail Shop with Ancillary Accommodation to Rent



### Property Features:

- Comprises two-storey stone build property arranged as a ground floor retail with ancillary accommodation above
- Total NIA: 520 sq m (5,597 sq ft)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town's commercial area with occupiers nearby including Wooler Post Office, Pharmacy, Restaurant, Café, Beauty Shop and many more.

### Property Description:

Comprises mid-terrace stone build property arranged as a ground floor retail with ancillary accommodation above, providing the following accommodation and dimensions:

Ground Floor: 336 sq m (3,617 sq ft)

Open plan retail, Office

First Floor: 184 sq m (1,980 sq ft)

Ancillary, Office, Storage, Staff Rooms, WCs

**Total NIA: 520 sq m (5,597 sq ft)**



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £384.62 per week (PCM: £1,666.66)

Deposit: £5,000 (3 Months)

### Rateable Value:

Rateable Value - £27,250 p.a.

Rates Payable - £10,355 p.a. \*

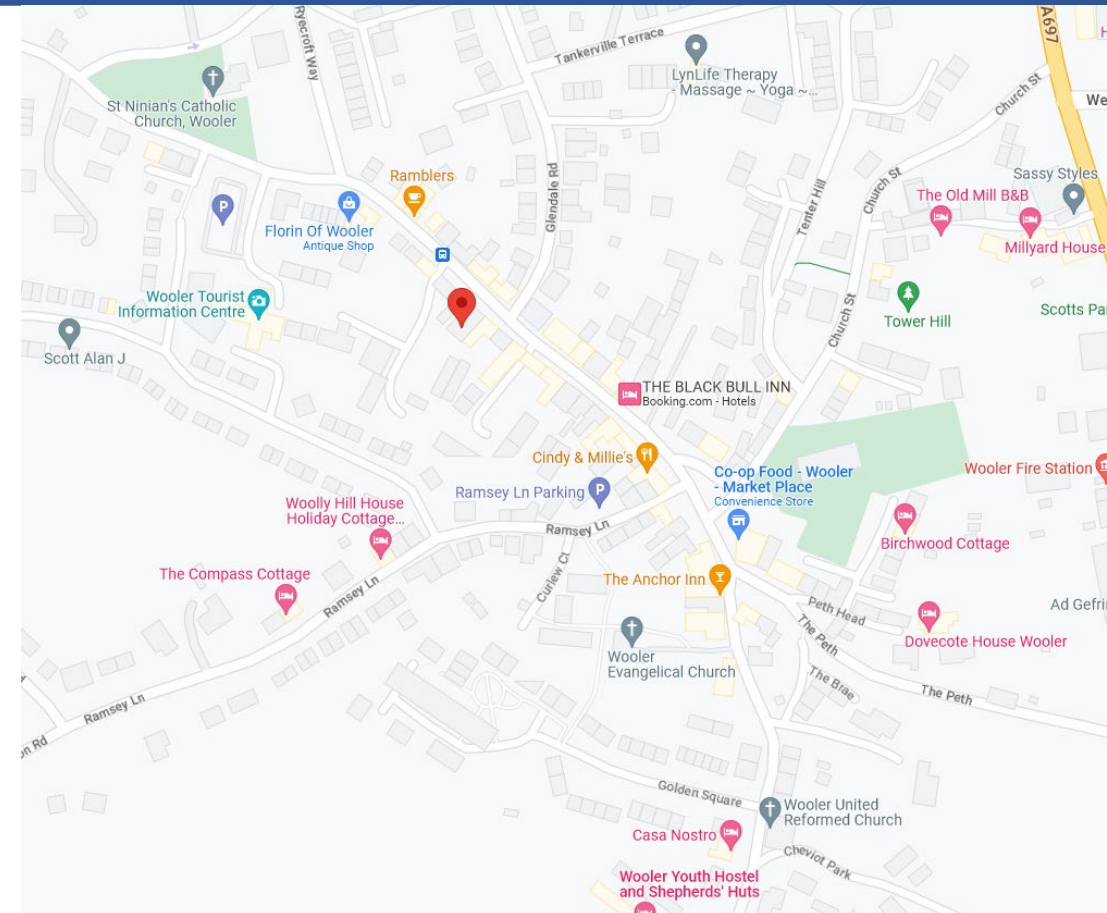
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

### Location:

Wooler is a small town in Northumberland, England, located near the Scottish border. The High Street is a bustling area with a range of local shops, cafes, and businesses. Wooler is served by several bus routes operated by Arriva North East and Travelsure. These connect the town with nearby villages and towns such as Berwick-upon-Tweed, Alnwick, and Morpeth, as well as larger cities like Newcastle and Edinburgh. The nearest railway station to Wooler is in Berwick-upon-Tweed which provides direct connections to Edinburgh, Newcastle, and London. The property is situated in the heart of the town's commercial area with occupiers nearby including Wooler Post Office, Pharmacy, Restaurant, Café, Beauty Shop and many more.

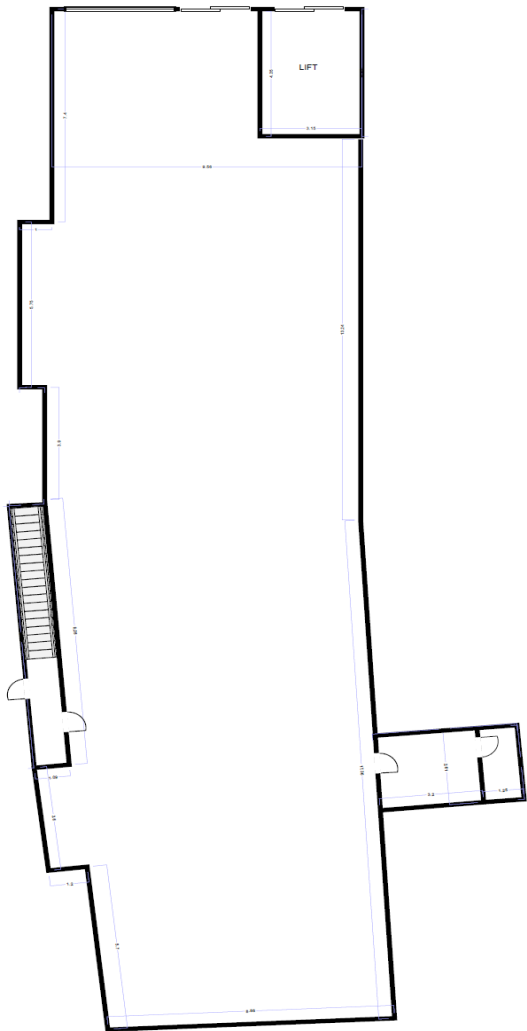


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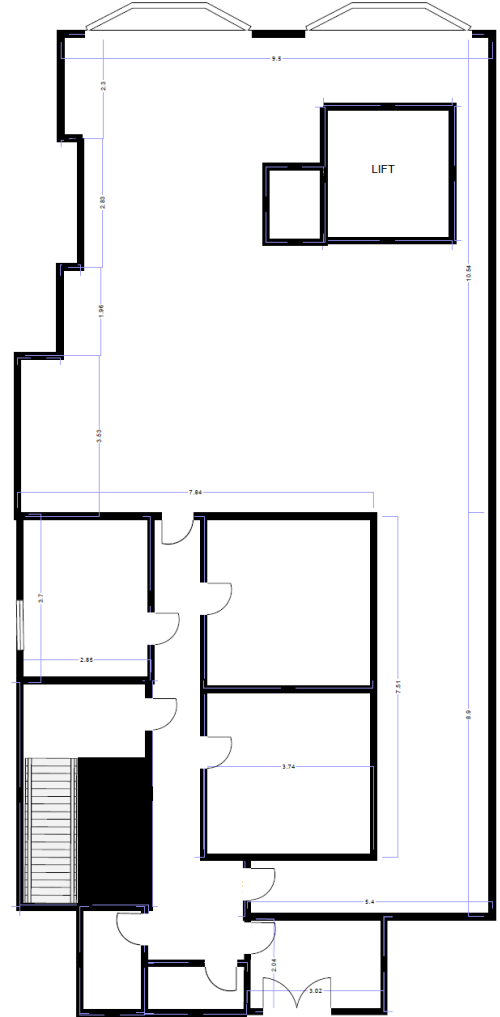
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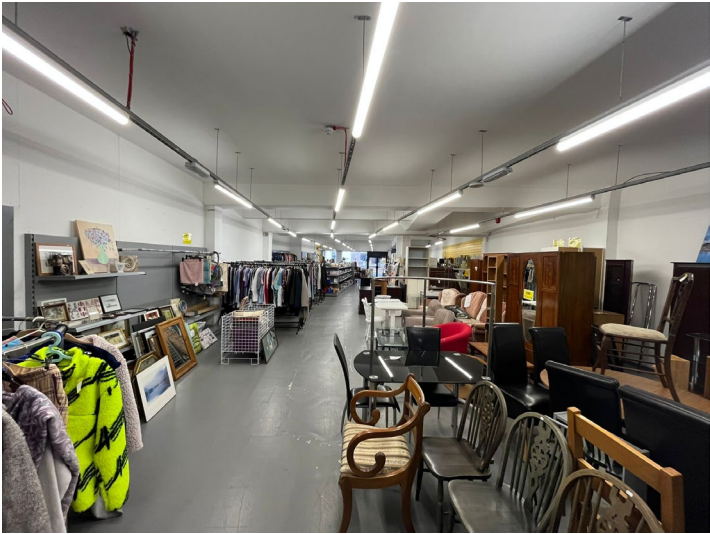
Ground Floor



First Floor



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean  
Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



Eric Yi  
Property Consultant  
M: +44(0)7342 484509  
E: eric@bluealpine.com



Sam Georgev  
VP Sales & Lettings  
M: +44(0)7554 557088  
E: sam@bluealpine.com



Callum Dormer  
Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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