

Wooler – 45/47 High Street, Northumberland NE71 6BH
Freehold Vacant Retail with Residential Development Potential



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £130,000
- Vacant possession
- ERV: £20,000 p.a. GIY: 15.38%
- VAT is NOT applicable to this property
- Comprises two-storey stone build property arranged as a ground floor retail with ancillary accommodation above
- Total net internal area 520 sq m (5,597 sq ft)
- Residential development potential, subject to planning
- 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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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)

Residential development potential, subject to obtaining the necessary consents.

Tenancy:

The property will be vacant upon completion.
ERV: £20,000 p.a.

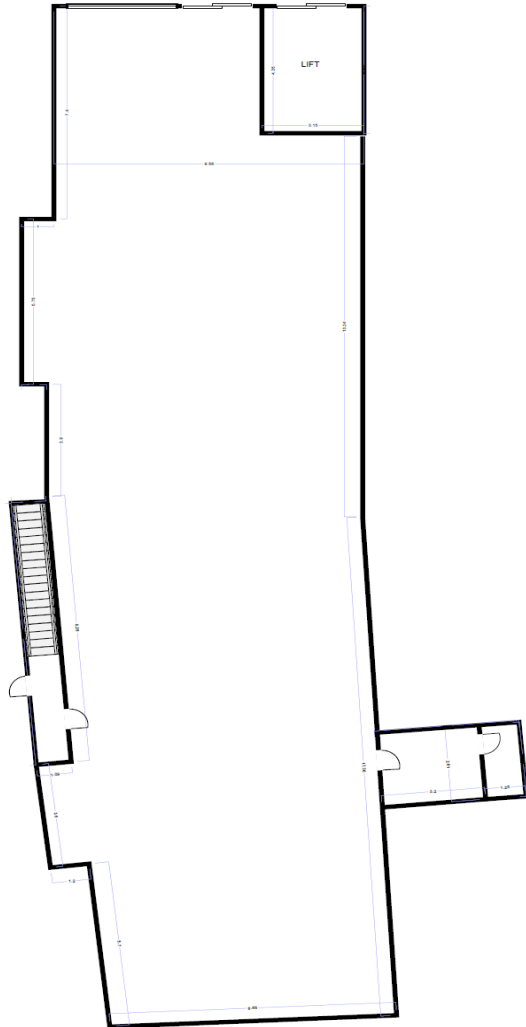


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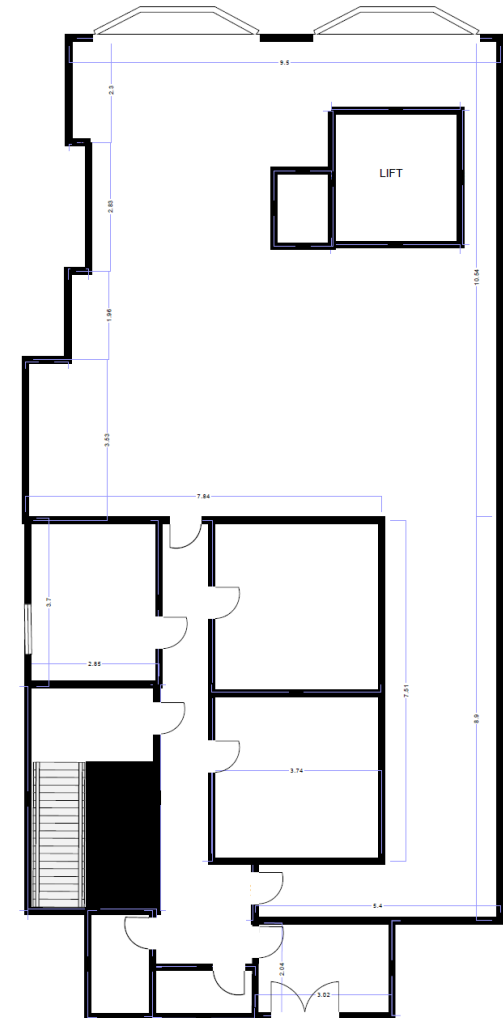
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Ground Floor



First Floor



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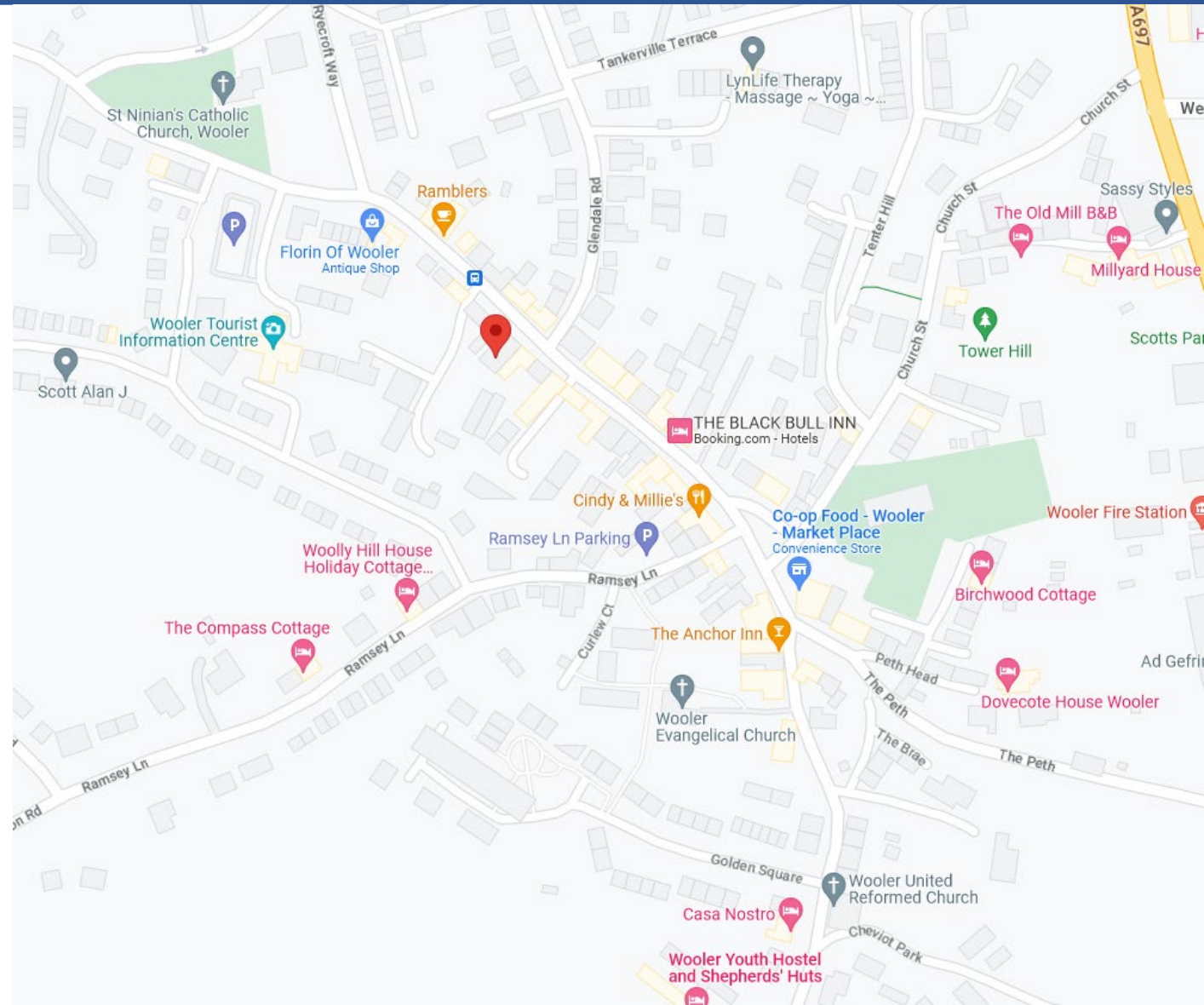
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Location:

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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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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