

retail in NE71

High Street, Wooler
Northumberland, NE71 6BH

£310,000

- ✓ Business and freehold for sale
- ✓ Long established gift shop/stationer
- ✓ Excellent ready-made opportunity
- ✓ Large 3 bed apartment above
- ✓ Long term reliable tenant in apartment
- ✓ Prime town centre location

COMMERCIAL



Summary

- Property Type: Retail - Parking: On Street Price: £310,000

Description

We are pleased to offer to the market this unique opportunity to purchase the business and freehold of this two storey mid-terrace property, excellently situated in Wooler town centre, rural Northumberland. To the ground floor is an A1 shop occupied by T W Brand, a gift shop and stationary business which is included in the sale. The first floor is residential, a large three bedroom apartment with a long term tenant. In 2006, the current owner undertook a major renovation, costing tens of thousands of pounds in which all electrics, plumbing, heating, kitchen, bathrooms etc were stripped out and replaced and a number of period features were discovered and reinstated. The apartment is an independent entity from the shop, having a different house number, private external door and totally separate services.

The business for sale is an extremely well established family-run gift shop, which is very well presented and available due to a genuine retirement sale. This offers a great opportunity to either local people who know the area, or buyers looking to relocate or looking for a new profession as this is a ready-made career ready to be taken over. No previous experience in the field is necessary as the current owner intends to provide comprehensive training, financial advice, handover and support to the buyer to make the transition as smooth as possible. The business can easily be self-run, or alternatively could be fully staffed as an investment opportunity.

Location

The subject property is excellently located on High street, a popular retail street in Wooler town centre. Wooler is a historic Northumberland town in the north of the country approximately 19 miles from Alnwick and 17 miles from Berwick, situated at the foot of the Cheviot Hills in Glendale, close to the border with Scotland. Famous for beautiful scenery, magnificent castles and ancient history the area has long been a magnet for tourists and visitors. In 1842 William Brand opened a printing and stationery shop in the centre of Wooler High Street. The business grew to become Wooler's finest gift shop, staying in the Brand family until 1976. Retaining the original, Victorian frontage and traditional charm 'Brands' still remains a favourite destination for visitors and locals looking for quality gifts, stationery, books, toys, greetings cards, confectionery and much more.

Accommodation

GROUND FLOOR

The property offers a large main sales area, and with several store/work rooms there is plenty of scope to expand the sales area. Recent refurbishment of the sales area (including electrics) means no further work is necessary.

Sizes below are sourced from VOA.

Main sales area: 69.4sqm

Staff room: 2.7sqm

Storage: 2.2sqm

Storage: 28.0sqm

Storage: 20.7sqm

Office space: 22.2sqm

NIA 145.2sqm (1,563sqft)

FIRST FLOOR

Tenanted residential apartment measuring approx. 1,500 square ft with numerous rooms and similar in size to a large 3 bed detached house. Currently there are 3 bedrooms, with easy potential for 4. A large living room, similar size kitchen, study, bathroom and en-suite make up a very pleasant and quiet family home.

Hallway: 3.85m x 2.28m

Bedroom one with en-suite: 6.26m x 3.73m

Bedroom two: 3.78m x 3.99m

Bedroom three: 3.62m x 5.92m

Stairs and hallway: 4.86m x 1.80m

Lounge: 6.03m x 3.98m

Kitchen: 3.07m x 4.37m

Bathroom: 2.22m x 3.13m

Externally there is a small courtyard to the rear.

Business Details

The subject business is a 200 year established gift shop and newsagents trading as 'T W Brand'. One family ownership from 1840 to 1976 and only a further three since speaks volumes about the stability of this business, which has evolved and innovated over the years. The business sells a large range of items, and do not offer any third party services or schemes and every aspect of the business is controlled by the current owner without reliance on others. Stock is valued at around £25,000 and consists of gifts, books, stationery, toys, confectionery, cards, newspapers and magazines.

The range of goods sold reflects a healthy profit margin, with no agency or service undertakings. Accounts can be made available after viewing and upon serious enquiry. However, there is still plenty of scope to increase the product range or diversify the business into other markets by further utilisation of the plentiful floor space. There is a current opportunity to introduce Post Office services into the shop.

The shop is managed by the current two owners and several part time staff. There is significant flexibility to increase or decrease the hours worked by all, as the shop generally operates with just one person at a time. The current trading hours are as follows:

Monday to Friday: 8am - 4pm

Saturday: 8am - 2pm

Sunday: 8.30am - 12pm

Lease Details

The first floor apartment has a long term tenant since 2012. The tenant is considered a custodian of the apartment and is very reliable. Should interested buyers wish to move into the property to live above the business, the tenant requires approximately 2 months' notice to vacate.

Tenure

Freehold. Title number ND97503.

Rateable Value

The adopted rateable value is £6,200 as of 1st April 2017.
Sourced from VOA.

EPC

The residential EPC is available upon request. We currently await a copy of the commercial Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191-737-1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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Contact your local branch today for more information on this property:

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 737 1154, Fax: 0191 222 0314, www.pattinson.co.uk

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