

Retail Investment For Sale

13 Alexandra Terrace, Stocksfield, Northumberland NE43 7LA

REF: NE1336



- Ground floor lock up retail unit.
- Operating as a Newsagents and Off Licence.
- Shop currently rented at £10,747 p.a.
- 10 year lease in place from 2010.
- 3 dedicated parking spaces to the rear.
- ASKING PRICE £110,000



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566
www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is located centrally within the small village of Stocksfield which lies on the main A695 road running west towards Riding Mill. Stocksfield is approximately 14 miles (23 km) west of Newcastle upon Tyne and 10 miles (16 km) east of Hexham.

Description

The opportunity comprises a ground floor lock up retail unit which is currently operating as a Newsagents and Off Licence. The property benefits from three dedicated parking spaces to the rear.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice and reported on a Net Internal Area basis as follows:

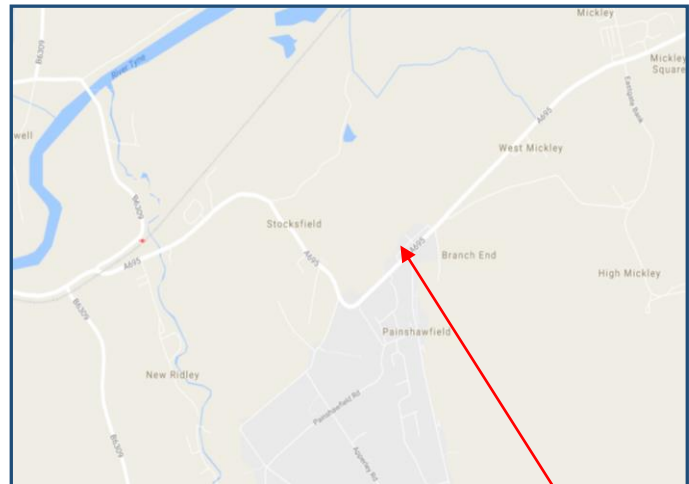
Description	Sq.ft.	Sq.m.
Sales Shop	509	47.3
Rear Store / Kitchen	142	13.2
Rear Store	168	15.6
Total	819	76.1

Tenure

The property is let for a term of 10 years from 2010 and is currently trading as a Newsagent and Off Licence. The current rent is £10,747 per annum with a fixed 10% increase in 2019.

Asking Price

The Freehold interest subject to the occupational lease is available for £110,000.



VAT

All figures are net of VAT where applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Business Rates

We are verbally informed that the premises are assessed as follows:

Description	Rateable Value
Shop and Premises	£6,600

EPC

Rating C

Viewing

Strictly by appointment with this office.



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