

# GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

RETAIL/RESIDENTIAL

## FOR SALE / TO LET



### RETAIL/RESIDENTIAL TO LET/FOR SALE

FORMER GREENWELL BAKERY, TOWNFOOT,  
ROTHBURY, NORTHUMBERLAND, NE65 7SP

#### TO LET

- Bakery to let.
- All fixtures and fittings to be included.
- Large stone built property.
- Prominent location.
- Passing traffic and footfall.

#### FOR SALE

- Bakery, Hair Salon and upstairs residential 2 bed apartment.
- Income from existing tenant.
- Suitable for alternative uses subject to Planning Permission.

**£12,500 Guide Rent**  
**Guide Price on Application**

Viewing strictly by appointment with the sole agent

#### KEY POINTS

Tenure	Freehold
Availability	Immediate Occupation
EPC Rating	D
Rateable Value	£7,000 / £5,100

#### KEY CONTACT

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## LOCATION

Very well presented property located close to the centre of Rothbury, one of Northumberland's largest villages. The property is ideally situated to capture the tourist trade from the many attractions which the area has to offer such as the National Park, Hadrian's Wall, Kielder Water and Forest Park and of course the fabulous Northumberland Coastline.

Rothbury is situated approximately 13.5 miles north west of Morpeth and 26 miles from Newcastle upon Tyne. There are a mix of tourists, locals and day-trippers throughout most months of the year with a number of camping/caravan sites providing plenty of footfall for a trading business.

## DESCRIPTION

### TO LET

The ground floor former bakery is currently available to let, it comprises a retail area to the front of the property and kitchen/storage areas to the rear. Bakery equipment can be available by way of separate negotiations.

To the rear of the retail area is a former bakery containing stainless steel prep benches, fridge, freezer, bread slicer, two microwaves, panini press, gas hob and is ceramic tiled throughout. This area also contains ancillary office space and storage areas.

The property includes the following gross internal areas:

Hair Salon	M <sup>2</sup>	Ft <sup>2</sup>
Retail Zone A	48.6	523.12
Office	12.3	132.3
<b>Total</b>	<b>60.95</b>	<b>656.06</b>

## FOR SALE

This property is available for sale with the bakery as mentioned above and the following:

Also situated on the ground floor is a hair salon which is very well presented, contains its own w/c facilities and is currently trading. Access to this property is gained via the front elevation with entrance on the left.

To the first floor is a very well appointed and modernised spacious two bedroom apartment, currently let out on an AST. This apartment contains a living room with a featured electric fireplace, two double bedrooms, one bathroom containing a bath containing a large separate shower and large utility. The property benefits from gas central heating, mains electricity and has double glazed feature windows to the front.

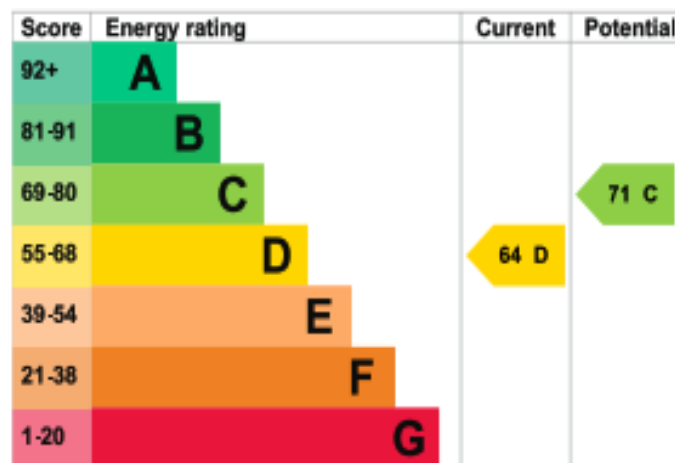
Fixtures and fittings are to be included within the sale, with all items owned by a third party to be exempt.

Externally there is on street parking to the front of the property. To the rear via private entrance is an enclosed yard leading to a staff toilet, and further storage areas

containing four chest freezers and the gas central heating system boiler.

The property would lend itself to a number of different uses with potential to capitalise on both the local population and also the buoyant tourist trade, subject to planning permission.

The property has an EPC rating of "D" which is valid until 20 May 2031.



## RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
Former Bakery Year 2023	7,200
Hair Salon 2023	5100

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

## VIEWINGS

Viewings are strictly by prior appointment with George F. White.



## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant..

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of "D"

## VAT

All figures are exclusive of VAT where chargeable..

