



### TO LET

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

- Bakery to let.
- Large stone built property.
- Prominent location
- Passing traffic and footfall.
- Suitable for alternative uses subject to Planning Permission.

**£12,500 Guide Rent**

Viewing strictly by appointment with the sole agent

### KEY POINTS

Tenure	To Let
Availability	Immediate Occupation
EPC Rating	D
Rateable Value	£7,200

### 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

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 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.

ACCOMMODATION

The property includes the following gross internal areas:

Bakery	M²	Ft²
Retail	131.8	1,418

RATING ASSESSMENT

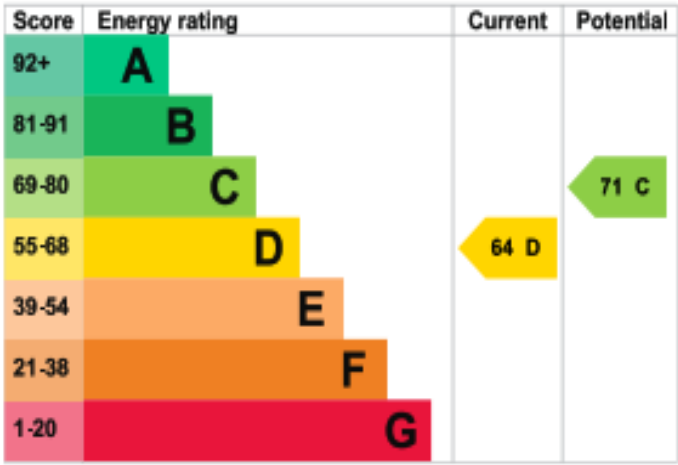
The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
Former Bakery Year 2023	7,200

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

ENERGY PERFORMANCE

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



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.

VAT

All figures are exclusive of VAT where chargeable.

VIEWINGS

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

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