



24 Market Place

Wooler, Northumberland, NE71 6LE

Offers Over £124,950

Located in the heart of this popular Northumberland town, a superb opportunity to purchase this spacious freehold shop and business, which is presently being run as a successful fast food carry out. The shop is located in a central position with an excellent window frontage onto the busy Market Place. The premises is fully fitted with top quality equipment which allows the new owner to start trading immediately. All necessary permissions have been granted for a fast food outlet.

The premises comprises of a large front shop with serving counter, a rear preparation room and a toilet. We would recommend viewing.



Main Shop

34'5 x 15' (10.49m x 4.57m)

Glazed door to the main shop, which has a picture window to the front onto the busy Market Place. The shop has a fitted shop counter to serve the general public with access to the preparation area behind. This is a spacious front shop with extraction fans and all the equipment required to run a food takeaway service. Access to the rear hall. There will be an inventory of all the equipment being left in the shop.

Rear Hall

4'3 x 2'9 (1.30m x 0.84m)

Glazed entrance door to the side of the premises.

Toilet

7'5 x 3' (2.26m x 0.91m)

With a toilet.

Rear Preparation room

11'6 x 5'2 (3.51m x 1.57m)

With a stainless steel sink and drainer and a door to the hall.

General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band - Business Rates - approximately £1600.

Tenure- Freehold and Freehold to the above flat. Received £25 per year for managements costs.

Energy rating E.

Right of access over the back yard.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday By Appointment only.

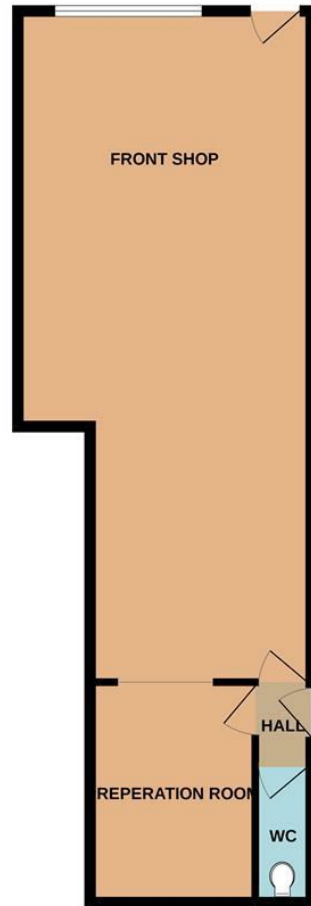
FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR
593 sq. ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex ©2022

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopa.co.uk

