



Former Co-op

High Street, Rothbury, NE65 7TE

FORMER FOODSTORE & FUNERAL PREMISES

4,935 sq ft
(458.48 sq m)

- Freehold with vacant possession
- Development opportunity
- Suitable for various uses (STP)

Former Co-op, High Street, Rothbury, NE65 7TE

Summary

Available Size	4,935 sq ft
Price	Offers in the region of £250,000.00
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	2,065	191.84
1st - Storage/Office	1,715	159.33
Upper Ground - W/C	105	9.75
Upper Ground - Storage	490	45.52
Unit - Rear building	560	52.03
Total	4,935	458.47

Description

The site consists of two properties, one being the former food store fronting High Street and the other being the former funeral premises to the rear accessed off Back Crofts. The building to the front comprises a large ground floor sales area with additional toilets, storage and offices on the upper ground and first floors. The small building to the rear comprises a modern single storey office of brick construction. The site includes a small amount of car parking and landscaped area.

Location

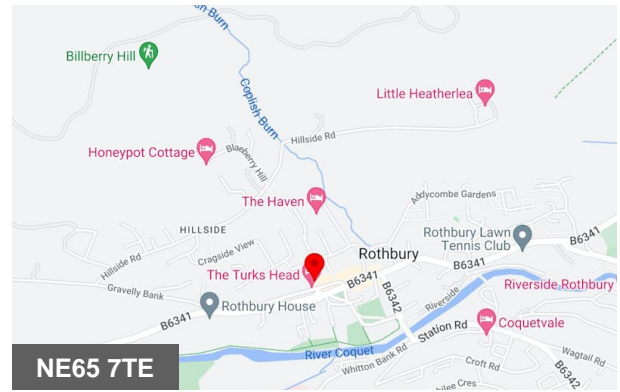
Rothbury is a popular holiday/tourist market town in Northumberland, north east England, situated approximately 17 miles north west of Morpeth and 12 miles south west of Alnwick. The property is located in the centre of the town on High Street, just off Front Street (B6341). The immediate area comprises a mixture of residential dwellings and holiday cottages along with general retailers, eateries and leisure facilities.

Terms

The two buildings are held under one title and are to be sold together. The guide price is £250,000 exclusive of VAT.

Planning

We understand both properties currently benefit from E Class planning use however recommend any interested party to confirm with the local authority.



Viewing & Further Information



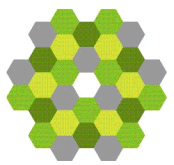
Pete Bradbury

0113 245 1447

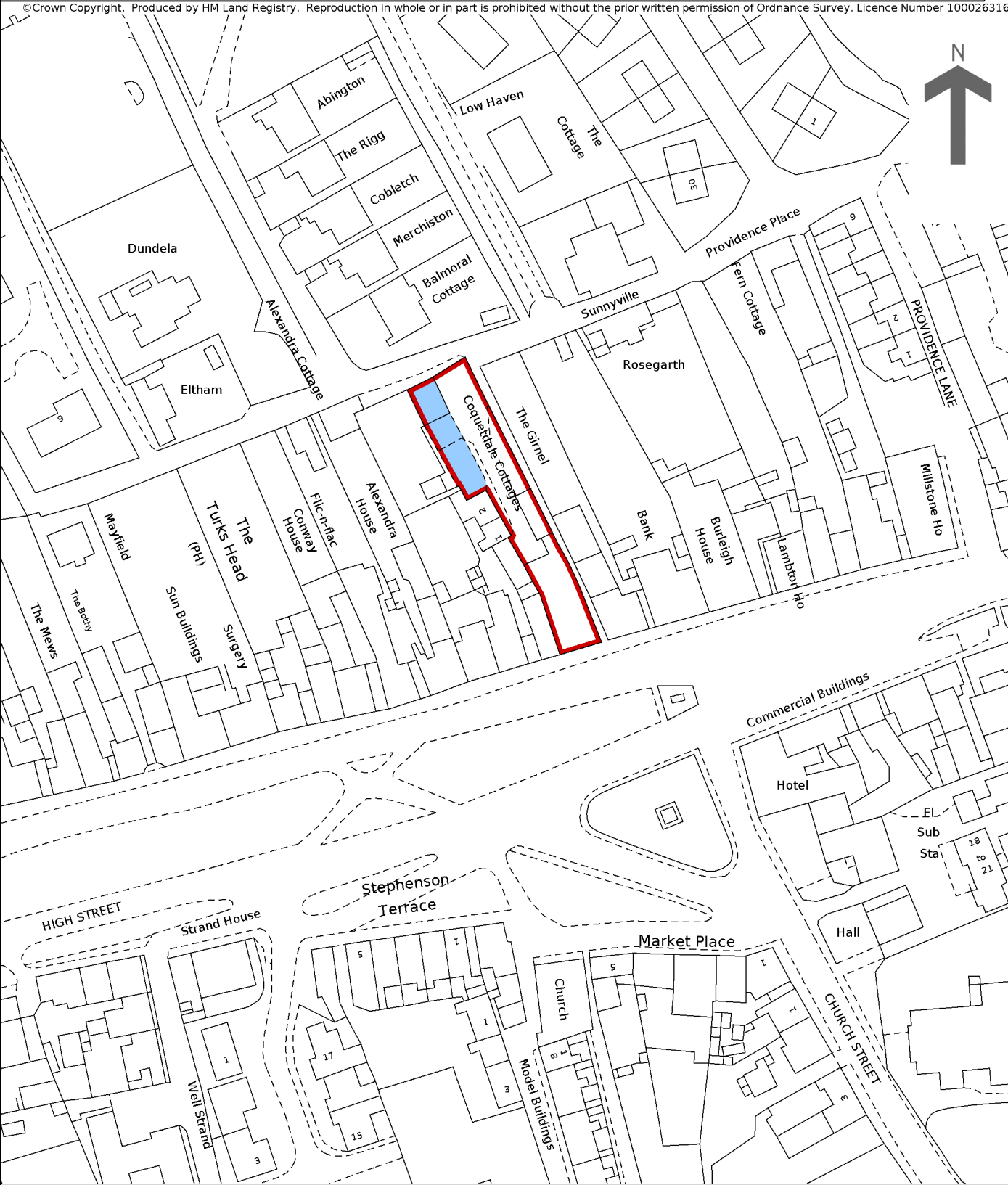
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HM Land Registry Current title plan

Title number **ND145444**
Ordnance Survey map reference **NU0501NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Northumberland**



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