

GEORGE F. WHITE



27 & 27A GRANGE ROAD

SHILBOTTLE • ALNWICK • NORTHUMBERLAND • NE66 2XN

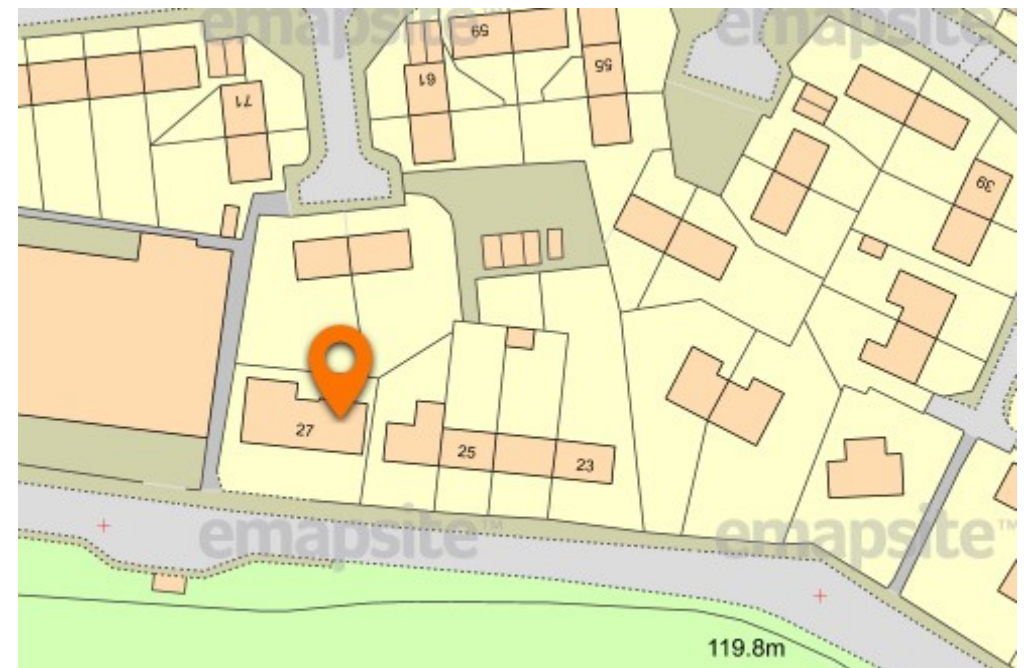
27 & 27A GRANGE ROAD SHILBOTTLE • ALNWICK • NE66 2XN

Alnwick 3 Miles • Newcastle 35 Miles • Morpeth 20 Miles

- Versatile accommodation
- Central location within busy village
- Easy access to A1
- Good passing trade

Guide Rent £14,000/annum

Alnwick 01665 603581
alnwick@georgefwhite.co.uk



Location

Situated on the south east outskirts of Shilbottle, approximately 4 miles from Alnwick and the A1. The village has recently been the subject of residential development with a new housing estate to the west. It is convenient as a satellite town from Alnwick and an easy commute to Morpeth and Tyneside.

Description

Formerly a McColls Convenience Store which has been relocated to the larger adjoining premises.

Comprising a retail unit with shop front and shutters with a frontage to Grange Road of 7.9 m. Currently the interior consists of an open retail space with storage and WC facilities to the rear and car parking or loading facility to the front elevation.

Accommodation

Sales Area 50.1 m² 261 ft²
Rear Store 10.7 m² 115 ft²
WC within rear store room

The shop has a suspended ceiling with down lighters and a laminate floor. There are security shutters to the front of the property.

There is also a timber storage shed located in the front yard.

The house has 3 bedrooms, bathroom, reception rooms and kitchen.

Current Lease

The premises are currently held on a lease to include the adjoining 3 bedroom house (which is currently let on an Assured Tenancy Agreement at a rent of £6,000/annum.

Proposal

An assignment of the lease for the shop and house at the current rent passing of £14,000/annum for a 15 year lease from 20.4.2015 with a tenant break on 20.4.2025. Alternatively, the existing tenant would consider offers for a sub-lease of the retail section on terms to be negotiated.

Use

The proposed use would prohibit that of a convenience store but other uses such as retailing (other than for convenience/foodstuffs), hairdressers, nail bar etc. would be acceptable.

Rateable Value

The Rateable Value of the commercial property is £7,700 as at 1 April 2019
The residential property falls within Band B for Council Tax .

Energy Performance Certificate

The residential property has an EPC rating of "D"

The commercial property has an EPC rating of "D"

VAT

We have been advised there will be no VAT charged on the rent.

Legal Costs

Each party will be responsible for their own legal expenses incurred as a result of this transaction.

Viewing

Strictly by arrangement with the agent.

Further Information

For further information please contact:

Telephone 01665 063231
Simon Brierley—simonbrierley@georgefwhite.co.uk
Carole Oswell—carleoswell@georgefwhite.co.uk

IMPORTANT NOTICE

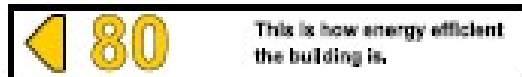
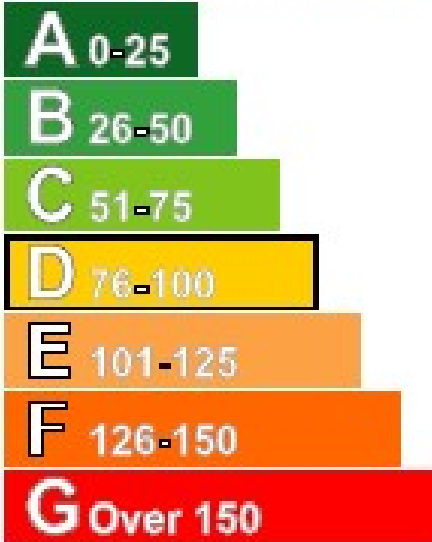
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

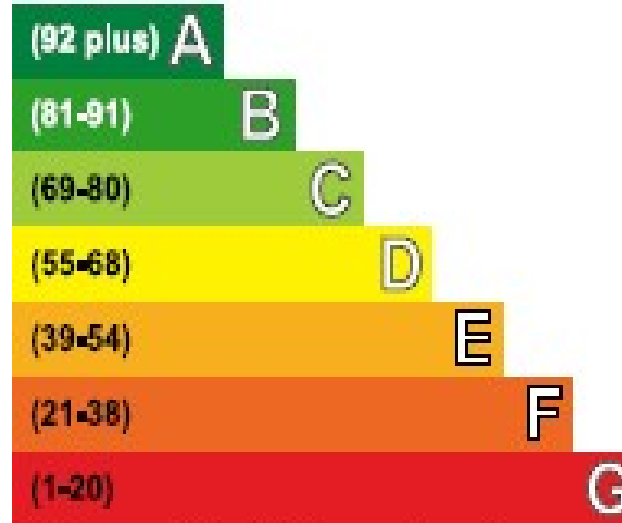


Less energy efficient

27A Grange Road, Shilbottle, NE66 2XN

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
59	78

27 Grange Road, Shilbottle, NE66 2XN

4-6 Market Street, Alnwick
Northumberland NE66 1TL

www.georgefwhite.co.uk



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