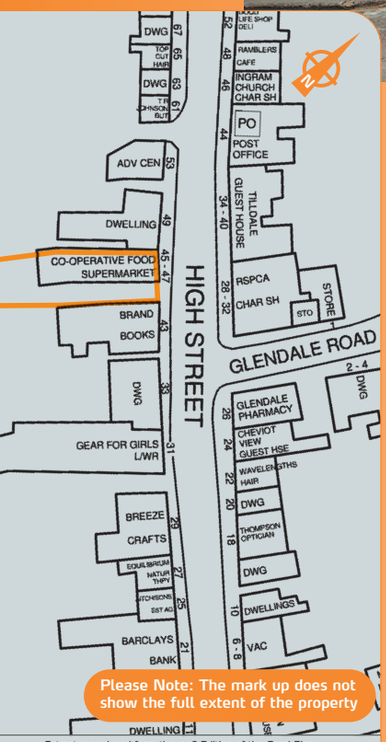
lot 12

45/47 High Street
Wooler, Northumberland NE71 6BH

Rent £12,500 per annum exclusive

Freehold Retail Investment

- Let to The Co-Operative Group Limited until 2024
- Situated by the Northumberland National Park
- Six Week Completion



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Location

Miles: 35 miles north of Newcastle-upon-Tyne
17 miles south of Berwick-upon-Tweed
Roads: A1, A697
Rail: Chathill Railway Station
Air: Newcastle International Airport

Situation

The property is situated on the south side of the High Street in the heart of Wooler. The town, often referred to as the 'Gateway to the Cheviots' is a popular base for walkers and lies on the edge of the Northumberland National Park. Nearby retailers include Londis and Post Office.

Description

The property comprises ground floor retail accommodation and first floor upper part ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	340.2 sq m	(3,661.9 sq ft)	**THE CO-OPERATIVE GROUP LIMITED (1)**	25 years from 01/03/1999 until 2024 on a full repairing and insuring lease	£12,500	01/03/2014
First	Ancillary	190.6 sq m	(2,051.0 sq ft)				
Totals		**530.8 sq m**	**(5,712.9 sq ft)**			**£12,500**	

(1) The Co-Operative Group Limited operates from 4,800 retail outlets in the UK (www.co-operative.coop). For the year ending 31st December 2011, The Co-Operative Group Limited reported a turnover of £12,318,000,000, pre-tax profits of £231,000,000 and a total net worth of £3,501,000,000. (Source: www.riskdisk.com 13/06/2013)

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The Special Conditions of Sale and a legal package are available on-line at www.acuitus.co.uk