

GILMORE ESTATES

Property Sales & Lettings



£250,000

Whitelaws Butchers, Birches Nook, , Stocksfield, Northumberland, NE43 7JP

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**** COMMERCIAL OPPERTUNITY OR DEVELOPMENT OPPERTUNITY****

OPEN TO REASONABLE OFFERS PRIME LOCATION/MODERNISATION REQUIRED/POTENTIAL FOR DEVELOPMENT.

Semi detached property with commercial shop which has been in same family for 100 years as a butchers shop.

Entrance Hallway

3'6" x 6'3" (1.085 x 1.92)
Entrance door to hallway.

Shop

14'2" x 13'5" (4.33 x 4.10)
Window to front aspect

Inner Hallway

3'7" x 12'11" (1.11 x 3.94)
Stairs to first floor

Reception Room (store)

11'10" x 10'2" (3.61 x 3.12)
Currently store and pre room originally lounge, windows to side and rear aspects, tiled flooring, under stairs cupboard

Reception 2 (store)

14'0" x 14'8" (4.27 x 4.49)
Window to rear aspect, stainless steel sink and walk in cupboard

First Floor Landing

15'1" x .291'11" (4.62 x .89)
Storage cupboard

Bathroom

10'0" x 11'2" (3.06 x 3.42)
Bath, Wc, pedestal wash hand basin, sash window

Bedroom One

17'2" x 14'4" (5.24 x 4.39)
Two sash windows to front aspect and timber floor.

Bedroom Two

10'7" x 15'5" (3.23 x 4.70)
Window to rear aspect, built in wardrobe

Outbuildings

A number of brick outbuildings

Land

Sizable land.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	A		
192-91kWh/m ²	B		
169-80kWh/m ²	C		
155-64kWh/m ²	D		
139-54kWh/m ²	E		
121-38kWh/m ²	F		
102kWh/m ²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions	A		
102-91g/m ²	B		
89-80g/m ²	C		
75-64g/m ²	D		
59-54g/m ²	E		
41-38g/m ²	F		
13-20g/m ²	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	