



An exciting opportunity to purchase this attractive stone-built two storey retail premises occupying a prime central position within the popular village of Corbridge. Currently tenanted, and operating as an established and successful tea room, it includes generous ground and first floor space, commercial kitchen space at the rear, a toilet toilet/washroom and a designated parking space. The charming property is deceptively spacious and presents in good order throughout. It is located in the heart of the village and enjoys excellent prominence and footfall. Viewings are recommended and by appointment with the agent. There is no forward chain.

- Retail Premises
- Designated Parking
- Prime Central Location
- Over Two Floors
- Currently Tenanted
- Rare Opportunity

Main Shop 15' 6" by 13' 9" (4m 73cm by 4m 20cm)

Double glazed window, Double central heating radiator, Stairs to first floor.

Kitchen 19' 7" by 7' 9" (5m 97cm by 2m 37cm)

Two double glazed windows, Door to external.

First Floor 23' 10" by 13' 9" (7m 27cm by 4m 20cm)

Three double glazed windows, Two double central heating radiators, Open ceiling with exposed A-frame beams and two Velux-style windows.

WC 8' by 6' 6" (2m 44cm by 1m 98cm)

WC, Wash hand basin, Double glazed window, Heated towel rail.

Services

Mains gas, electricity, water and drainage.
Current rateable value is £8,100 per annum.
EPC B rating.

Agents Notes:

We are advised that the current rent is £12,000 per annum.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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