



**2 Ramseys Lane,  
Wooler, Northumberland NE71 6NR**

- Freehold Former Takeaway & Three Bedroom Flat
- Floor Area 106 sq.m. (1,144 sq.ft.)
- Suitable for a Variety of Cuisines
- Fully Equipped Kitchen
- Separate Entrances for Unit and Flat
- Great Investment Opportunity or Owner Occupy
- Private Veranda
- Genuine Retirement Sale

**Freehold: £175,000**

# COMMERCIAL

## Location

The business occupies a prominent position on the corner of Ramseys Lane and high street through Wooler. Wooler is an excellent base for a holiday offering a wide range of accommodation from hotels to camping sites. Within a short car journey you can be in the magnificent heritage coast line of North Northumberland with spectacular scenery from Bamburgh Castle and Holy Island. Alnwick with its historic castle and the famous Alnwick Gardens lies a few miles south while the Scottish borders are within easy travelling distance from Wooler on uncluttered country roads. A new visitor experience of the Ad Gefrin Anglo-Saxon site will open in Wooler in spring 2023, following a £10.4m investment and expected to attract an additional 50,000 + visitors to the area each year. The visitor experience will also include a bistro bar, gift shop and the Ad Gefrin whisky distillery, home to the first Northumbrian English single malt whisky, and the county's first legal whisky distillery in 200 years.

## The Property

The commercial aspect primarily occupies the ground floor of a two storey stone mid terraced property the service area has seating, tiled floor, serving counter and till and leads through to the large food preparation/kitchen area having a four burner wok cooker with water deck and extractor over, twin fryers, 2 additional single fryers, microwave, 5 burner range gas cooker, 3 rice cookers, 3 fridges, 3 chest freezers and 1 upright freezer, there is a 'Belling' grill, work preparation areas, tiled flooring, twin stainless sink with draining unit, additional wash hand basin, there is access to a communal yard and stairs to the first floor which has a lounge and kitchen area, 3 bedrooms, bathroom and study together with access to the outside terrace.

## Floor Area

Area	sq. ft.	sq. m.
<b>Ground Floor</b>		
Service Area	176.1	16.36
Kitchen	224.7	20.87
Store	67.72	6.29
W/C	22.64	2.10
<b>First Floor</b>		
Kitchen / Diner	202.79	18.83
Study	71.24	6.61
Bedroom	68.49	6.36
Bedroom	68.03	6.32
Bedroom	166.34	15.45
Bathroom	76.52	7.10
<b>Net Internal</b>	<b>1,144.57</b>	<b>106.33</b>

## Turnover

The business is no longer trading.

## Tenure

Freehold

## Price

£175,000

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £4,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax Band

Band A

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H733(version 1)

Updated May 2024







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