



Bardon Mill Village Store

3 Millfield Terrace, Bardon Mill, Northumberland NE47 7HX

- Popular Tearoom & Village Store
- Turnover circa £140,000 per annum
- Internal Seating plus Use of Village Green
- Excellent Lifestyle Business
- Single Garage Included
- Maisonette is Under Let (Potential Airbnb)
- Three Bedroom Maisonette Included
- Maisonette Producing £4,680 per annum
- Long Established Business
- Excellent Transport Links
- Total Floor Area 225.9 sq. m. (2,431 sq. ft.)
- Scope to Increase Trading Hours

Freehold: Offers in Excess of £230,000

BUSINESS FOR SALE

Location

Bardon Mill is a village situated around 11 miles west of Hexham which is a well visited and densely populated Northumberland market town. The A69 from Newcastle to Carlisle runs past the village. The city of Newcastle upon Tyne is 32 miles to the east and Carlisle is 27 miles west. There are a number of popular tourist attractions close by including Vindolanda only 1.5 miles and the main sites of Hadrian's wall 2.5 miles.

Business Description

The business has been trading circa 9 years in which time it has built up an excellent reputation with many long standing and repeat customers. Trade comes from local residents as well as tourists, cycling groups and commuters from the nearby railway station. The village store offers general groceries, newspapers/magazines, local arts and crafts, household and toiletries, off licence, greeting cards, chilled drinks and ice creams, tourist information, confectionery, fruit and vegetables, milk, eggs, dairy, bread and much more. The tearooms offer sandwiches, light snacks, tea, coffee and cold beverages. There is a small amount of seating inside and directly out front of the business with additional seating on the village green via picnic tables.

Property Description

The business trades from the ground floor of a three storey property with the first and second floors used as storage. To the rear of the property is a well presented self-contained three bedroom maisonette. The maisonette is currently let on an AST producing a rental income of £4,680 per annum. The property also benefits from a single garage currently used for storage.

Trading Information

We are verbally informed the turnover is circa £140,000 per annum.

Tenure

Freehold

Rateable Value

The 2022 Rating List entry is Rateable Value £3,600.

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.

Price

Offers in Excess of £230,000

Viewing

Strictly by appointment through this office.

Opening Hours

Monday - Tuesday	10.00am – 4.00pm
Wednesday	Closed
Thursday - Sunday	10.00am – 4.00pm

Floor Area

Area	sq. m.	sq. ft.
Village Store		
Ground Floor		
Retail Area	43.93	472.85
Store	12.06	129.81
W/C Facilities	6.91	74.37
First Floor		
Store	16.18	174.16
Second Floor		
Store	49.09	528.40
Basement		
Store	6.6	71.04
Maisonette		
Ground Floor		
Pantry	3.24	34.87
Kitchen	18.92	203.65
First Floor		
Living Room	19.92	214.41
Bedroom	8.59	92.46
Bedroom	13.60	146.38
Bedroom	9.79	105.37
Bath Room	5.82	62.64
External		
Garage	11.25	121.09
Total	225.9	2,431.5

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: H600 (Version 2)

Updated December 2023

BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574

BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574

BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574

BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574

BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574