



Corklee News

26 Main Street, Seahouses, Northumberland NE68 7RQ

- Newsagents, Post Office & Off licence
- Weekly Turnover circa £5,000 per week
- Post Office Commissions circa £18,000 per annum
- Ground Floor 107.4 sq. m. (1,156 sq. ft.)
- 15 Year Lease Commenced October 2019
- Prime Town Centre Position
- Long Establishes Business
- Rent £16,800 per annum
- Genuine Retirement Sale

Leasehold: £69,950 plus stock at valuation

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Location

The unit occupies a prime position in the heart of Seahouses. Seahouses is a large village on the North Northumbrian Coast an area of outstanding natural beauty, and is approximately 12 miles north of Alnwick. Seahouses also has a working fishing port which also serves the tourist trade in the embarkment point for visits to the Farne Islands.

Business Description

Corklee Newsagents is a very well-established business having traded from this location for many years. It is therefore well known and well regarded with many regular and long standing customers. This is a traditional CTN business and therefore relies heavily on sales of newspapers and magazines, sweets and confectionary, crisps, soft drinks and tobacco products. The business also benefits from the Post Office which was introduced in 2014.

The retail area is spacious and well set out having a sales counter with tobacco gantry behind and Post Office counter. There are two free standing fully shelved gondolas as well as wall mounted newspaper and magazine shelving and large greeting card display unit. There are two display chillers and three open chiller deck, crisp baskets. As well as a traditional products the business also retails a small range, toiletries, household cleaners and stationary. The retail area has non slip flooring, CCTV and burglar alarm.

Property Description

The business trades from the ground floor of a two-storey end terrace property of sandstone construction. There is a small enclosed rear yard with small outbuilding.

Accommodation	sq. m.	sq. ft.
Ground Floor		
Retail	77.57	834.95
Office	11.06	119.04
Store	15.73	169.31
W/C (External)	3.05	32.82
Total	107.41	1,156.15

Price

£69,950 plus stock at valuation

Rent

£16,800 per annum

Turnover

We have verbally been informed the business is turning over circa £5,000 per week. There is also annual Post Office commissions of £18,000 per annum.

Tenure

Leasehold - 15 years from and including 11th October 2019 to and including the 10th October 2034. Rent Review Dates 11th October 2025, 11th October 2028, 11th October 2031.

Staff

The business is run by a mother daughter team.

Opening Hours

Monday – Sunday 7.00am – 8.00pm Summer
Monday – Sunday 7.00am – 5.00pm Winter

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £22,000

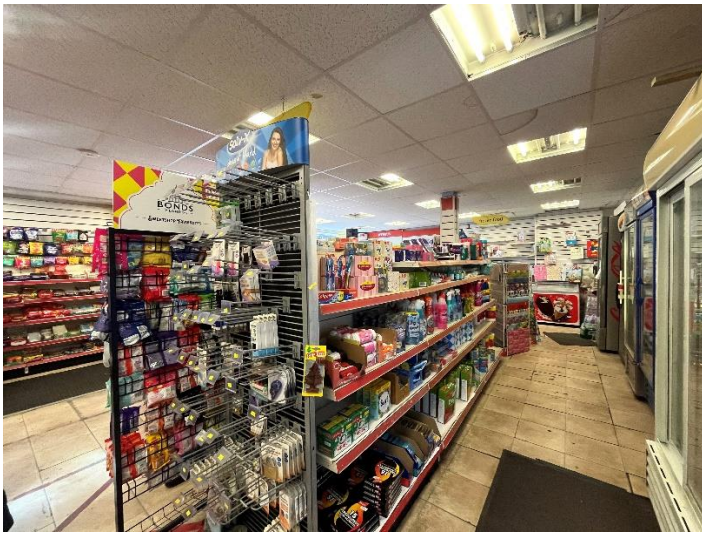
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Prepared 23rd April 2024

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