



11 Church Street

Wooler, Northumberland, NE71 6BZ

Offers Over £45,000

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Located close to the centre of this popular market town, with an excellent window frontage onto the busy Church Street, we are pleased to offer for sale this shop premises which has previously been run as a hairdressers, however, it would make an premises for a beautician, dog grooming parlor, a small retail shop or an office. The premises has an excellent front shop with a large bay window, three sinks with water heaters and three workstations for hairdressers. Large basement offering excellent storage, which has a kitchen and toilet.

Viewing is recommended.



Front Shop

14'7 x 18'5 (4.45m x 5.61m)

Partially glazed entrance door giving access to the front shop, which has a large bay window to the front onto Church Street. Three wash hand basins with two water heaters above and three hairdresser workstations with mirrors. Cloaks hanging area, a telephone point and twelve power points. Door to the rear hall.

Rear Hall

3'8 x 2'6 (1.12m x 0.76m)

Entrance door to the side, electric meters and stairs to the basement.

Basement

14'3 x 13'9 (4.34m x 4.19m)

With a kitchen area with storage cupboards and a stainless steel sink and drainer with a water heater. Built-in shelved double cupboard and access to the toilet.

Toilet

3'9 x 4'6 (1.14m x 1.37m)

With a white toilet.

General Information

All mains services are connected except for gas.

All fitted floor coverings are included in the sale.

Tenure - Leasehold - 99 year lease from 1/7/1985 - 67 year remaining.

Commercial Energy Rating - E (119)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday - By Appointment

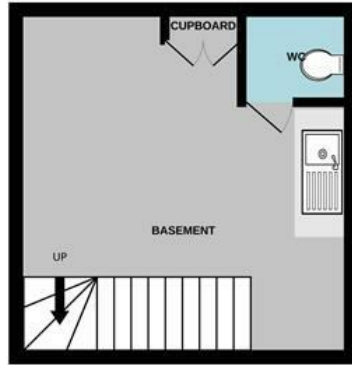
FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

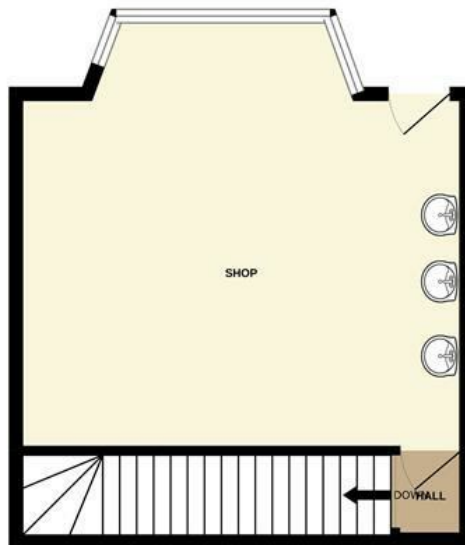
VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

BASEMENT
195 sq.ft. (18.1 sq.m.) approx.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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