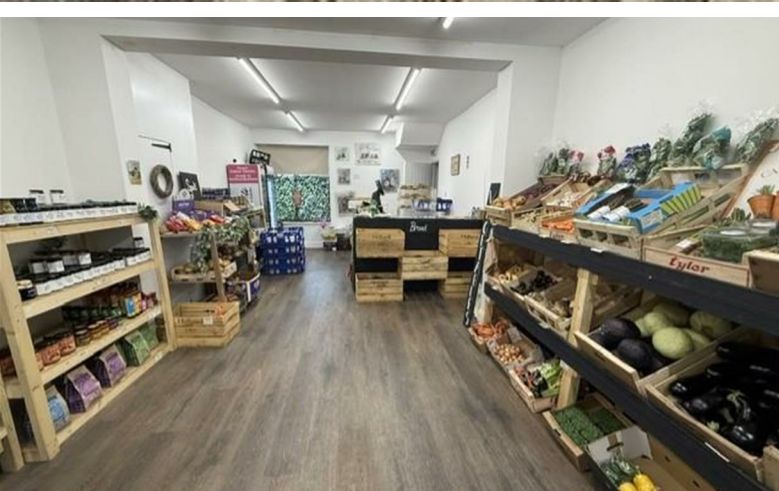


GILMORE ESTATES

Property Sales & Lettings



£17,500

, Birches Nook, , Stocksfield, , NE43 7JP

Arnside House Birches Nook, Stocksfield, NE43 7JP

Nestled in the charming village of Stocksfield, Birches Nook presents a unique opportunity to acquire a thriving commercial venture. This well-established farm shop is not just a business; it is a beloved part of the local community. The shop benefits from a fantastic location, ensuring a steady flow of customers who appreciate fresh, quality produce.

The sale includes all stock, fixtures, and fittings, allowing for a seamless transition for the new owner. With a single reception area and a bathroom, the premises are well-equipped to support daily operations. This is an ideal opportunity for anyone looking to step into a successful business in a picturesque village setting.

Whether you are an experienced retailer or a newcomer to the industry, this farm shop offers the potential for growth and success. Do not miss the chance to become part of this vibrant community and continue the legacy of providing fresh produce to the residents of Stocksfield.

Shop Floor

Large spacious shop floor

Rear Store Room

With storage cupboards and Upvc door and window to rear

WC

Cloaks WC

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
102-110	A		
81-101	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	