

THE WAREHOUSE

NEW ROW, ALNWICK, NE66 1JT

- Detached Workshop/Store
- Floor area: 4,296 sq.ft
- Office, Staff welfare facilities
- Offers over £175,000



GFW.

THE WAREHOUSE

NEW ROW, ALNWICK, NE66 1JT

PROPERTY SUMMARY

- Detached Workshop/Store
- Floor area: 4,296 sq.ft
- Office, Staff welfare facilities
- Mezzanine
- Excellent Transport Links
- Forecourt
- Offers over £175,000

OFFERS OVER £175,000



LOCATION

Alnwick is a popular market town located approximately 30 miles north of Newcastle upon Tyne along the A1. It serves as the seat of the Duke of Northumberland and has a current population of around 8,500. During the tourist season, the town experiences a significant influx of visitors, estimated to be over 60,000. Major attractions include Alnwick Castle and Alnwick Garden.

The unit is situated off Pottergate, close to Morrisons supermarket, and is easily accessible by foot from Fenkle Street.

DESCRIPTION

The property comprises a well-positioned, detached, purpose-built warehouse constructed in the 1980s, originally designed as a vehicle workshop and store. More recently, the unit has been used as a retail warehouse. A mezzanine floor was added around 2001, doubling the floor area to 4,296 sq. ft. The unit offers clear warehouse space, as well as office, ancillary storage, kitchen, and welfare facilities. Externally, there is an area for car parking and a tarmac forecourt that can accommodate approximately 4 to 6 vehicles.



ACCOMMODATION

The property includes the following gross internal areas:

| Name | M ² | Ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 188 | 2,024 |
| First Floor | 211.1 | 2,272 |
| Total | 399.1 | 4,296 |

TERMS

Offers are invited in the region of £175,000 for the freehold interest in the property.



RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

| Rateable Value | £ |
|----------------|--------|
| 2023 | 13,250 |

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of B(48).

VAT

All figures are exclusive of VAT where chargeable.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///scream.extensive.steadier

VIEWINGS

Viewings are strictly by prior appointment with GFW.

Please contact either:

Richard Johnson

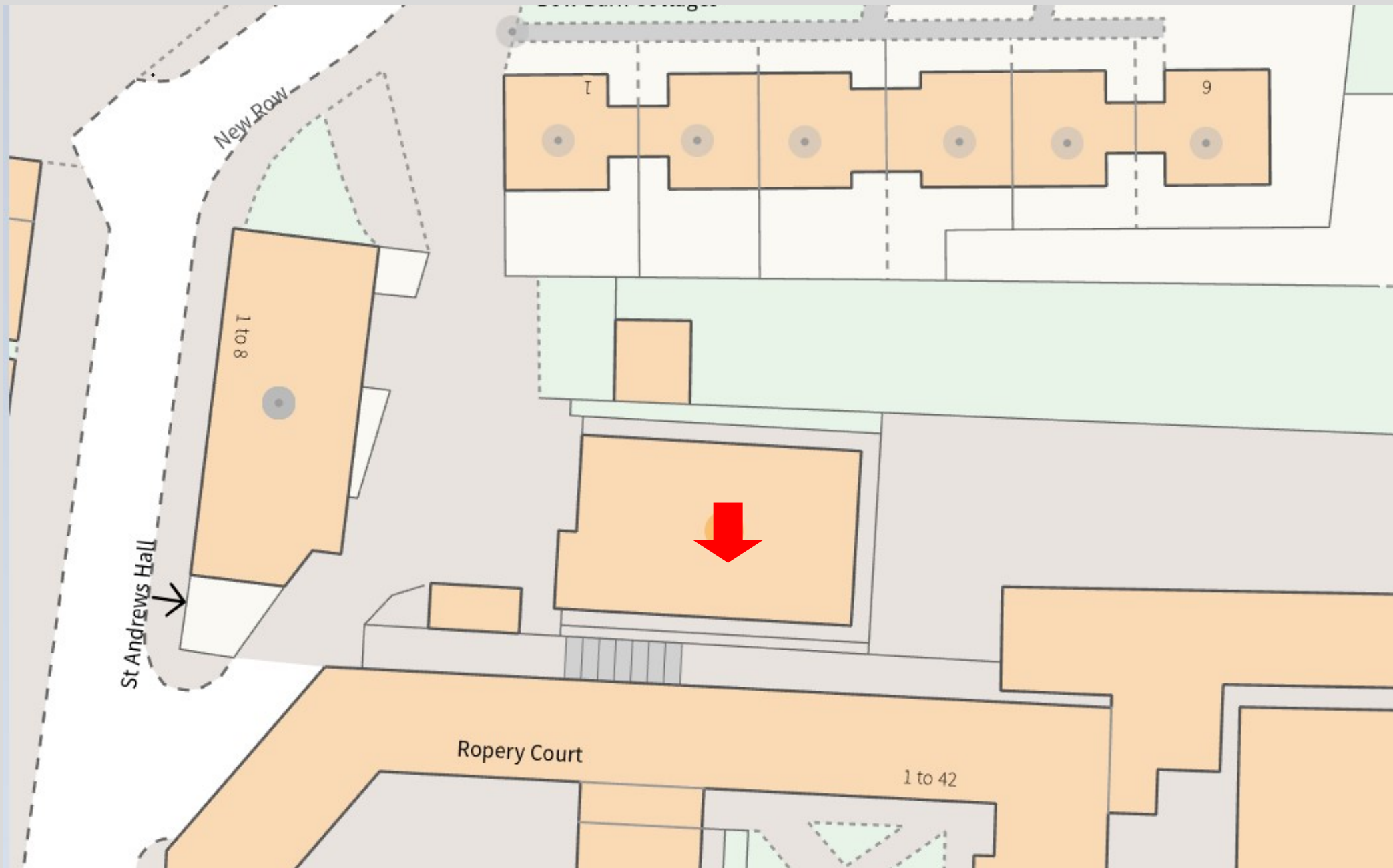
07880 386 612 /
richardjohnson@georgefwhite.co.uk

Daniel Huntley

07586 128 087 /
danielhuntley@georgefwhite.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



LOCATION PLAN

THE WAREHOUSE, NEW ROW, ALNWICK, NE66 1JT

© Crown copyright and database rights 2021 OS Licence Number 0100031673. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Not to scale. For illustration purposes only.

