

BUSINESS FOR SALE

Jobsons of Alnwick, Tower
Showrooms, 1 Bondgate Within,
Alnwick, NE66 1SX

- Well positioned, prominent retail unit
- Popular and established family run business
- Total size of 259.2m² (2,790ft²)
- High footfall location
- EPC Rating D80
- Prominent town centre location
- New lease to be agreed

Business premium of £100,000
Rent of £20,000 per annum

BradleyHall



LOCATION

The subject property is located directly opposite Hotspur Tower, on the corner of Bondgate Within and Hotspur Street in Alnwick town centre. Bondgate Within forms part of the B6346 and is the main road through Alnwick town centre, linking with Narrowgate, Fenkle Street and Market Street. Bondgate Within benefits has a host of local and national occupiers including EB Bridal, Alnwick Arts and Crafts, Hardy's Bistro, Fat Face, Bells & Sons, Caffe Tirreno, and Alnwick Playhouse.

Alnwick is a popular tourist destination and the property is just a short distance from Alnwick Castle and Gardens, Alnwick Golf Club and local car parking facilities.

DESCRIPTION

The subject property comprises an end terrace building, which occupies a prominent corner plot. The property is well presented with return frontage on Hotspur Street and Bondgate Within.

The property is arranged over ground, first and second floors and provides ground floor retail space with an office, workshop, showroom and storage facilities to the first floor and further storage facilities to the second floor.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground floor	102.5m ²	1,103ft ²
First floor	97.9m ²	1,054ft ²
Second floor	58.8m ²	633ft ²
Total	259.2m²	2,790ft²

THE BUSINESS

Jobsons of Alnwick is a unique and family run business which was established over 100 years ago. Jobsons of Alnwick is a retailer of some of the finest brands of Country Clothing, Footwear and Leather Goods. The business, which has an established reputation, is for sale due to retirement.

www.jobsonsofalnwick.co.uk

A full set of accounts are available on request.

EPC RATING

D80



Car parking within
400ft
270ft from local bus
routes
0.5 miles from A1068
1.1 miles from A1(M)
4 miles from
Alnmouth train
station



100ft from Alnwick
Castle and Gardens
4 miles from
Alnmouth
18.7 miles from
Morpeth
16 miles from
Bamburgh



RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £10,500 and the estimated rates payable for the current year is £5,239.50. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at £20,000 (Twenty Thousand Pounds) per annum.

A premium of £100,000 (One Hundred Thousand Pounds) is sought for the fixtures, fittings and goodwill of the business.

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



CONTACT US

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