

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial
Property & Business Agents

ART & CRAFT GIFT SHOP t/a "Craft Works gallery"

The Forge, Bridge End,
Corbridge NE45 5AU



- Turnover £215,000 per annum.
- Long established trading business.
- Located in popular tourist hotspot.
- Stockists of unique brands and products.
- Historic, open plan sales space.
- Genuine retirement sale.
- LEASEHOLD £95,000 plus stock.

0191 487 8566

www.northeastcommercial.co.uk

Location:

The business is located at the northern end of Corbridge Bridge, just south of the main shopping centre but on the direct route into town from Corbridge Village car park. Corbridge is an extremely sought after residential address and the riverside location, and proximity to Newcastle, make this easy to understand.

There are excellent road and rail links to and from the town and the local population is a broad demographic that includes young professionals, families and older or retired couples. Tourists visit this area throughout the year but naturally peak during the holidays, particularly in the summer months and the run up to Christmas.

Business:

This is a well-established, reputable business which was launched by the current owners in 2003.

Craft Works gallery offers a range of quality products including jewellery, fashion accessories and art, all with a North East heritage where possible. The shop also stocks **David Holliday** prints who has a dedicated customer base and his pictures depict scenes from Cumbria, Northumberland and Scotland.

The business has the benefit of regional exclusivity with some brands, and this helps draw customers to the shop from outside the immediate geographical area. Tourism brings high numbers of visitors to the town throughout the year and the business has its own website which has an ecommerce function generating good levels of income.

The premises are in excellent order with little for any new tenant to attend to on takeover. Viewing is strongly recommended to appreciate the whole package.

Premises:

An historic, former blacksmith's forge.

Self-contained retail space comprising:

Ground Floor

Sales Area circa 645 sq.ft. (60 sq.m)

Store

WC



Staff:

The business is currently operated by the owners with 2 additional part time members of staff.

EPC:

Not applicable.

Opening Hours:

Monday - Saturday	10.00am - 5.00pm
Sunday	11.00am - 4.00pm

Tenure:

We are verbally informed that a new 10 year FRI lease is available at a commencing rent of £17,500 per annum. Further details on application.

Rates:

The premises are assessed as follows:

RATEABLE VALUE £12,500

Rates free incentives subject to status.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property