



Oriental Kitchen

2 Ramseys Lane, Wooler, Northumberland NE71 6NR

- Freehold Chinese Takeaway & Three Bedroom Flat
- Turnover circa £85,000 per annum
- Only Trade 10 Months of the Year / No Deliveries
- Floor Area 106 sq. m. (1,144 sq. ft.)
- Excellent Reputation
- Prominent Town Centre Location
- Established by Sellers in 1994
- Genuine Retirement Sale

Offers in Excess of £175,000

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Location

The business occupies a prominent position on the corner of Ramseys Lane and high street through Wooler. Wooler is an excellent base for a holiday offering a wide range of accommodation from hotels to camping sites. Within a short car journey you can be in the magnificent heritage coast line of North Northumberland with spectacular scenery from Bamburgh Castle and Holy Island. Alnwick with its historic castle and the famous Alnwick Gardens lies a few miles south while the Scottish borders are within easy travelling distance from Wooler on uncluttered country roads. A new visitor experience of the Ad Gefrin Anglo-Saxon site will open in Wooler in spring 2023, following a £10.4m investment and expected to attract an additional 50,000 + visitors to the area each year. The visitor experience will also include a bistro bar, gift shop and the Ad Gefrin whisky distillery, home to the first Northumbrian English single malt whisky, and the county's first legal whisky distillery in 200 years.

Description

Our clients started the business in March 1994 and are now looking to sell due to retirement. During this time they have built up an excellent reputation within the town and benefit from repeat local business together with seasonal tourism. Our clients currently operate on very short hours and take off 2 months of the year for holidays. We feel there is huge potential to extend the opening hours and introduce deliveries.

The Business

The business primarily occupies the ground floor of a two storey stone mid terraced property the public area has seating, tiled floor, serving counter and till and leads through to the large food preparation/kitchen area having a four burner wok cooker with water deck and extractor over, twin fryers, 2 additional single fryers, microwave, 5 burner range gas cooker, 3 rice cookers, 3 fridges, 3 chest freezers and 1 upright freezer, there is a 'Belling' grill, work preparation areas, tiled flooring, twin stainless sink with draining unit, additional wash hand basin, there is access to a communal yard and stairs to the first floor which has a lounge and kitchen area, 3 bedrooms, bathroom and study together with access to the outside terrace.

Opening Hours

Monday	Closed	
Tuesday	Closed	
Wednesday	6:00pm – 10:00pm	
Thursday	6:00pm – 10:00pm	
Friday	5:30pm – 10:00pm	
Saturday	12:00pm – 1:30pm	5:30pm – 10:00pm
Sunday	6:00pm – 10:00pm	

Turnover

We have verbally been informed the turnover is circa £85,000 per annum.

Staff

The business is run by a husband and wife team.

Tenure

Freehold

Price

£175,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £4,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Council Tax Band

Band A

Floor Area

Area	sq. ft.	sq. m.
Ground Floor		
Service Area	176.1	16.36
Kitchen	224.7	20.87
Store	67.72	6.29
W/C	22.64	2.10
First Floor		
Kitchen / Diner	202.79	18.83
Study	71.24	6.61
Bedroom	68.49	6.36
Bedroom	68.03	6.32
Bedroom	166.34	15.45
Bathroom	76.52	7.10
Net Internal	1,144.57	106.33

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Updated August 2023



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