



Shoecare

19 Newgate Street, Morpeth, Northumberland NE61 1AW

- Shoe Repair & Key Cutting Business
- Floor Area 65.61 sq. m. (706.3 sq. ft.)
- Established 1978
- Potential to Introduce New Services
- 10 Year Lease from October 2016
- Excellent Passing Trade
- Town Centre Location
- On Street Parking
- Turnover £55,000 + per annum
- Scope to Increase Trading Hours

Price: £19,950 plus stock at valuation

COMMERCIAL

Location

With the multi million pound Sanderson Arcade shopping centre now well established Morpeth is now a bustling Market town. The subject property is situated centrally within Morpeth which is also considered to be a sought after residential town. Morpeth is approx. 11 miles from Newcastle upon Tyne city centre and is also in close proximity to the A1 which serves as the main arterial route to the north and south.

Property

The business trades from the ground floor of an attractive three storey mid terrace property with pitched slate roof. The floor area is circa 65.61 sq. m. (706.3 sq. ft.) comprising retail area to the front, rear workshop/store and external W/C facilities.

Business Description

The unit has been occupied by a Cobblers for circa 45 years with our client taking over the business 8 years ago. It has become very well known in this area and has a strong base of regular customers in place as well as benefitting from a huge amount of passing trade due to this excellent trading position

The business offers a range of services including repair of shoes, key cutting, trophies, engraving, watch repairs, dry cleaning and much more.

Opening Hours

Monday – Wednesday	9:00am – 5:00pm
Thursday	9:00am – 1:00pm
Friday – Saturday	9:00am – 5:00pm
Sunday	Closed

Staff

The business is owner operated with the assistance of 1 part time member of staff

Turnover

We have verbally been informed the business is turning over circa £55,000 + per annum.

Price

£19,950 plus stock at valuation

Tenure

Leasehold – 10 year lease from 4th October 2016

Rent

£12,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £10,000

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.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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.

Ref: H718 (Version 1)

Amended: 11th April 2024

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573