



MILLSTONE HOUSE ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
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£240,000

GUIDE
PRICE

Extremely well located ground floor retail premises occupying a prime position on Rothbury's High Street. The Current owner/occupier is relocating and the property is offered for sale with vacant possession. Frontage extends to 10.4 metres (34 feet) and total Net Internal Area to approximately 240 square metres (2,590 square feet) The property has previously been occupied as a supermarket and may also have potential, subject to necessary consent, for use as a restaurant or private practice.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. Recently completed new housing developments in the town and surrounding villages have resulted in a significant increase in the population and further new housing is imminent. Rothbury's catchment extends throughout Coquetdale and to the expanding A697 corridor villages of Longframlington and Whittingham. The town is a popular tourist destination and attracts visitors throughout the year. The new Shell forecourt in Thropton is a mile away.

Accommodation

Retail Zone A	63.5m2	686 sq.ft
Retail Zone B	46m2	497 sq. ft.
Retail Zone C	41.2m2	445 sq. ft
Remaining Retail Zone	43.9m2	474 sq. ft.
Internal Storage	23.3m2	252 sq. ft.
Office	6.1m2	66 sq. ft.
Staff Toilets	5.9m2	64 sq. ft.
External Storage	10.3m2	111 sq. ft.

Services

Mains electricity, gas, drainage and water. Gas Central Heating.

Postcode

NE65 7SZ

Local Authority

Northumberland County Council
Tel: 01670 627 000

Business Rates

Rateable Value £17,000 (£8,500 payable).

VAT

Offers received will be deemed to be exclusive of VAT. VAT will be payable on the agreed purchase price.

Tenure

Freehold with Vacant Possession (subject to 125-year Residential Lease of first-floor flat)

Viewing

Strictly by appointment with the selling agents.

Title Number

ND70696

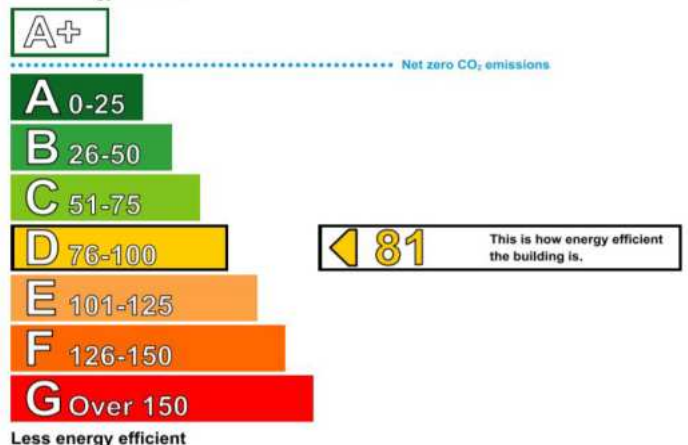
Location

For detailed directions please contact the selling agents.

Details Prepared

January 2024

More energy efficient















FIRE EXIT



50s







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Energy Performance Certificate

Non-Domestic Building



Otterburn Mill Shop
High Street
Rothbury
Morpeth
NE65 7SZ

Certificate Reference Number:
0960-3944-0316-9470-0024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 81 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	232
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	111.8
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
82	If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.2.g using calculation engine SBEM v5.2.g.3
Property Reference:	321440790000
Assessor Name:	Rachel Errington
Assessor Number:	STRO001348
Accreditation Scheme:	Stroma Certification
Employer/Trading Name:	Bluesky Assessments Ltd
Employer/Trading Address:	1a Park Crescent, North Shields, NE30 2HR
Issue Date:	22 Jun 2016
Valid Until:	21 Jun 2026 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 9392-4076-0461-0000-4495.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at:

www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.