

BUSINESS FOR SALE

Sportsworld
37 Market Street, Alnwick, NE66 1SS

- Well positioned, prominent retail unit
- Popular and established business
- Total size of 66.70m² (718ft²)
- Prominent town centre location
- New lease to be agreed
- EPC to be confirmed

Business premium of £40,000

is sought for the fixtures, fittings, stock and goodwill of the business.

New lease terms to be agreed

BradleyHall



LOCATION

The subject property is located within the heart of Alnwick town centre on Market Street directly opposite the central market place. Market Street benefits from a host of national occupiers including Specsavers, William Hill and the Post Office mixed with a number of long standing and successful local businesses to include Proudlocks, Conroys Jewellers and the Farm Bakery. The neighbouring property is currently being converted into a high end café which will further boost footfall.

Alnwick is a popular tourist destination, and the property is just a short distance from Alnwick Castle and Gardens, Lilidorei the newly opened largest outdoor play structure in the world and local car parking facilities.

DESCRIPTION

The subject property comprises a ground floor mid terrace building, which occupies a prominent position on Market Street. The property is well presented open plan retail space with additional storage rooms.

ACCOMMODATION

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

Ground floor	66.70m ²	718ft ²
Total	66.70m²	718ft²

THE BUSINESS

Sportsworld is a long-established business that has been a fixture within the centre of Alnwick for the past 35 years providing a range of sporting goods to include Rugby, Cricket, Football and Running amongst other sports equipment including brands such as Canterbury, Addidas and Puma. In addition to sporting goods the business has built a wide reputation for providing team kit and printing throughout the north east region.

The business is to be sold to include the fixtures, fittings, all current stock and goodwill with a new lease of 10 years at a rent of £12,000 per annum. Some machines will be made available via separate negotiation.

EPC RATING

To be confirmed.



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 of 1 April 2023 is £13,250, interested parties should confirm the current position with the Local Authority as business rates relief may be available.

TERMS

The business occupies 37 Market Street on a 10 year lease at a rent of £12,000 per annum.

A premium of £40,000 (Forty Thousand Pounds) is sought for the fixtures, fittings, stock and goodwill of the business. The premium is equivalent to current stock levels providing a unique opportunity to secure a long established business at a uniquely affordable price point.

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 identity 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.



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