

# INVESTMENT FOR SALE

## 12 MARKET PLACE

ALNWICK, NORTHUMBERLAND, NE66 1TL

- Freehold available OIEO £210,000
- Rent £17,500 per annum
- Prominent market town location



**GEORGE F. WHITE**  
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT



## LOCATION

Alnwick is situated approximately 30 miles to the north of Newcastle upon Tyne on the A1. It is the seat of the Duke of Northumberland with a current population of approximately 8,500 but with a huge influx of visitors during the tourist season estimated at over 60,000. Tourist attractions include Alnwick Castle and Gardens

Market Place lies to the north west of the town centre and close to Alnwick Castle. It has always been a popular retail location with local traders. This part of Market Place adjoins Bondgate Within. Nearby Fenkle Street and Bondgate Within benefit from on street parking.

## SITUATION

The property occupies a prominent corner position and benefits from weekly markets situated immediately outside the building.

## DESCRIPTION

Attractive Grade II Listed building of stone construction under a pitched slate roof with sliding sash windows.

## ACCOMMODATION

Ground Floor – 51.1 sq m / (549 sq ft)

First Floor – 48.3 sq m / (520 sq ft)

Second – 45.4 sq m / (488 sq ft)

**TOTAL – 144.8 sq m / (1,559 sq ft)**

## TENURE

The property is held freehold.

## TENANCY INFORMATION

The property is entirely let to Northumberland Properties (Alnwick) Limited on a 5 year lease from October 2023, therefore expiring October 2028.

Rent is set at £17,500 per annum. The property is held on full repairing and insuring terms subject to a schedule of condition.



## VAT

We understand the property is not elected to tax.

## ENERGY PERFORMANCE CERTIFICATE

We understand the property has an EPC rating of B(50).

## PROPOSAL

We Our client is seeking offers in the region of £210,000 (Two Hundred & Ten Thousand Pounds) for their freehold interest subject to contract, which shows a net initial yield of 8.14% after allowing for purchasers costs of 2.37%.

## VIEWING

Strictly By appointment through George F White LLP.

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## IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



