



FOR SALE / TO LET

19 FENKLE STREET
ALNWICK, NORTHUMBERLAND, NE66 1HW

- To Let/May Sell
- Popular Secondary Town Centre Location
- Three Storey Premises
- Alternative Uses Considered
- Staff Kitchen and WC Facilities
- Stone Block Construction
- Bullet point three

£12,000 per annum
Sale Price - £140,000

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let / Freehold
Size	77.91 m ² / 838 ft ²
Availability	Immediate Occupation
Rateable Value	£6,400
Service Charge(s)	Available upon request
EPC Rating	D(84)

KEY CONTACT(S)

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LOCATION

Alnwick is located approximately 30 miles north of Newcastle upon Tyne along the A1. It serves as the seat of the Duke of Northumberland and has a current population of around 8,500. During the tourist season, the town experiences a significant influx of visitors, estimated at over 60,000. Major attractions include Alnwick Castle and Alnwick Garden.

Fenkle Street is situated to the northwest of the town centre, close to the Market Place and Alnwick Castle. It has long been a popular retail area for local traders. This section of Fenkle Street is near Clayport Street, which connects to the Market Place and Bondgate Within. Fenkle Street also benefits from short stay on-street parking.

DESCRIPTION

A mid-terraced, three-story building of stone block construction with a pitched slate roof. The property benefits from short-stay parking immediately in front.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
Ground Floor	29.91	322
First Floor	24.00	258
Second Floor	24.00	258
Total	77.91	838

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £12,000 PA. All other terms are to be agreed by negotiation.

The freehold interest in the property is available to purchase for offers in the region of £140,000.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	6,400

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of D (84).

VAT

We understand the property is not elected to tax.

