



FOR SALE BY AUCTION - 6pm on Wednesday 28th May 2025. A ground floor retail shop with a spacious three bedroom maisonette over occupying a prime and central position within Allendale's market square. The shop currently operates as a busy café/tea-room and has recently undergone refurbishment. The characterful accommodation also offers undoubted scope to generate a healthy additional income via either holiday or residential letting. Alternatively, it could provide owner living space. In addition, there is also a very useful cellar which can be accessed externally or from the shop. Viewings are highly recommended.

- Investment Opportunity
- Includes Cellar Rooms
- Holiday Let Potential
- Retail Shop & Maisonette
- Prime central Location
- Well Presented Offering

RETAIL PREMISES:

Currently tenanted (2 years remaining on a 5 year lease, at £475pcm) and operated as a busy and popular café/tea-room, the premises have recently undergone refurbishment, including installation of a new hot water/heating system, kitchen and WC.

Main Shop 27' 10" by 25' 3" (8m 49cm by 7m 70cm)

Back Room 6' 7" by 6' 5" (2m by 1m 95cm)

Store Room 6' 6" by 5' 5" (1m 97cm by 1m 65cm)

WC 7' 6" by 3' 3" (2m 28cm by 1m)

Cellar 25' 1" by 10' 2" (7m 65cm by 3m 9cm)

With stairs up to the main shop.

MAISONETTE:

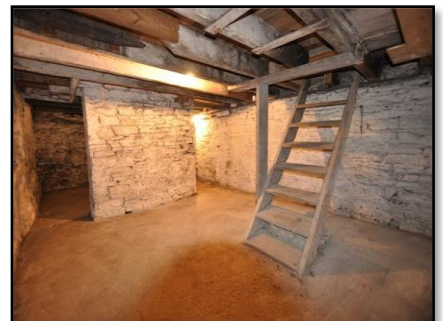
The spacious and characterful accommodation has independent access and is laid over two floors. It presents in good order throughout and could be suited for a variety of uses, including holiday or residential letting, or even owner occupation. There is no doubt this provides an attractive opportunity to generate a healthy additional income.

Entrance Hall

Built in cupboard, Stairs to first floor.

Landing

Dimplex electric wall mounted heater, Stairs to second floor.



A&G Land & Property Agents.

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Lounge-Diner 29' 2" by 12' 6" (8m 90cm by 3m 80cm)

Feature stone fire surround, Two Dimplex wall mounted heaters, Two double glazed sash windows, Single glazed sash with secondary glazing, Built in cupboard.

Kitchen 11' 9" by 10' 4" (3m 59cm by 3m 14cm)

Wall and floor units with works surfaces over, Sink and drainer unit, Electric cooker point with extractor hood over, Plumbed for washing machine, Vented for tumble dryer, Double glazed window, Dimplex electric wall mounted heater.

Bathroom 8' 10" by 5' 7" (2m 70cm by 1m 70cm)

Bath with shower over, Wash hand basin, WC, Heated towel rail, Double glazed window, Airing cupboard.

Bedroom Three 11' 6" by 8' 7" (3m 50cm by 2m 61cm)

Double glazed window, Dimplex electric wall mounted heater.

Second Floor Landing

Double glazed window.

Bedroom One 15' 10" by 11' 10" (4m 83cm by 3m 61cm)

With en-suite shower cubicle, Skylight window, Two built-in cupboards, Eaves cupboard, Sash window, Dimplex electric wall mounted heater.

Bedroom Two 11' 5" by 10' 2" (3m 48cm by 3m 10cm)

Skylight window, Walk in wardrobe, Dimplex electric wall mounted heater.

WC 6' 10" by 4' 6" (2m 8cm by 1m 37cm)

Wash hand basin, WC, Extractor fan.

Tenure

Freehold. Grade II Listed. (<https://historicengland.org.uk/listing/the-list/list-entry/1370597?section=official-list-entry>)



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Services

Mains electricity, water and drainage.

Council Tax Band B

EPC F Rated.

IMPORTANT INFORMATION:

All bidders are strongly recommended to have thoroughly inspected any property prior to bidding, including seeking the advice of a surveyor, and to have read the Legal Pack and taken advice from a qualified legal representative. Please read carefully the general and special conditions of sale and any changes within the sale. A&G can accept no responsibility for any bidders not adhering to this advice.

Disclaimer

Our property particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, & they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property and services. None of the appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Floor plans provided are not to scale and are intended as a guide only.

Legal Pack

The legal pack for this property is available upon request prior to the auction. This pack includes a variety of legal documents that apply to the sale. The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale. It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of A&G's terms and conditions. The Special Conditions of Sale are legally binding. It is the buyers responsibility to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read within the legal pack.



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Guide & Reserve Price

This property is offered at a guide price and may also be subject to a reserve price. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



Buyers Administration Charge

The Buyer will be required to pay to the auction house on the day of auction, in addition to the purchase deposit, an administration charge of 2.5%+vat of the purchase price (3%inc.).

Register to Bid

In order to bid, you will need to register in advance of the auction. You can do this online at www.agpropertyagents.com/Register or in person prior to the auction day or in person at our auction venue. Please aim to get there at least 45 minutes before the start of the auction to ensure you have time to register before the auction begins.

Bidding

You are able to bid in person at the auction venue. When you arrive, collect a copy of the addendum sheet to check for any last minute updates on the lot. If you are unable to attend the auction in person, but are available during the time of the auction, you can choose to bid by telephone. You can also choose to bid by proxy. Please speak with a member of our team if you wish to bid by phone or proxy.

Money Laundering Regulations

All purchasers will be asked to produce the required identification documentation, proof of address and proof of legitimate funds in order to comply with the Money Laundering Legislation. We would ask that these documents are made available to us so that there will be no delay in agreeing the sale.

Deposit & Insurance

On the day of the auction, all purchasers will be required to pay 10% of the purchase price (subject to a minimum amount), in addition to the auctioneers Administration Charge. Payment of the remainder of the purchase price will be needed for completion (within 28 days of the auction). It is important to liaise with your insurers, as you will be responsible for the insurance of the property upon exchange of contract.

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Auction Date & Venue

6pm on Wednesday 28th May 2025 at Anderson House, Crispin Court, Newbiggin Lane, Westerhope, Newcastle upon Tyne, NE5 1BF.

Auction Day

Make sure you check the addendums list to ensure this lot has not been withdrawn or sold prior to the auction, postponed until a later auction date, or any last minute changes have been made to the catalogue entries. It is recommended to arrive early as the auction room can be very busy with limited space, and if you wish to bid, you should make sure you registered to bid and then are in clear view of the Auctioneer's rostrum. If you have any questions, make sure to ask one of the A&G team before the start of the auction. Ensure you make it clear when you wish to bid on a lot, either by raising your hand, holding up a catalogue, or by raising your bidders paddle.

Successful Bids

When the hammer falls, you will have exchanged contracts and have entered a legally binding sale. If you are the winning bidder, you will need to complete the Memorandum of Sale and pay your deposit and administration fee. You will need to have two forms of ID with you; one photographic (e.g. driving licence or passport), and one proof of address (e.g. utility bill dated in the last three months). If multiple people are to be named on the memorandum, you will need ID for all parties. If a property fails to reach its reserve and it is not sold in the room, you can speak with a member of the A&G team to express an interest. It may be possible to negotiate a sale after the auction, which would then still proceed under normal auction rules.