



## Commercial Investment

26 Queen Street, Amble, Northumberland NE65 0BZ

- Ground Floor Retail Unit
- 11.11% Yield on Asking Price
- Prime Location in Tourist Hot Spot
- 7 Year Lease Expiring March 2029
- Rental Income £15,000 per annum
- Floor Area circa 163 sq. m. (1,754 sq. ft.)
- Tenanted by Alexa's Canine Trust
- On Street Parking

**Price: £134,950 Freehold**

# COMMERCIAL

## Location

Amble is a small town and sea port on the North Sea coast in Northumberland an area of outstanding natural beauty and visited throughout the year by tourists around the world. The town is situated on the A1068 which runs from north to south along the Northern East Coast Line. Amble also lies near the A1 providing easy access to the nearest city Newcastle upon Tyne approximately 30 miles south and also to Edinburgh in Scotland around 80 miles north. There is an east coast mainline railway link between Edinburgh and London which runs via the nearby Widdrington Station.

## Description

The unit is located on the ground floor of a stone-built terrace two story building with pitched slate roof. The floor area is circa 163 sq. m. (1,754.52 sq. ft.) consisting open plan retail area, large rear store area, office and W/C facilities.

## Price

£134,950

## Rental Income

£15,000 per annum

## Tenancy Agreement

The unit is let to Alexa's Canine Trust on a 7 year lease that expires 31.03.2029. There is a tenant break 01.04.2027.

## Tenure

Freehold

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2021 Rating List entry is Rateable Value £10,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## EPC Rating

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## Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H843 (Version 1)**

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