



33-35 Market Street, Alnwick, Northumberland NE66 1SS

- Four Storey Property plus Basement
- Affluent Central Location
- Historic Market Town
- Excellent Footfall
- Floor Area 4,086 sq. ft. (379.6 sq. m.)
- Formerly a Butchers / Bakers
- Suitable for a Variety of Uses
- Grade II Listed Building

Price: £220,000 Freehold

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Location

The property is located in the historic Northumberland market town of Alnwick, Market Street is a wide spacious road fronted by attractive shops.

It is loved for its mixture of family run shops that have been located on the street for generation. Bondgate Within offers a real sense of history as the street is entered through the archway in Bondgate Tower, a 15th century stone three storey gatehouse.

Nearby is the visitor attraction of Alnwick Castle, home of the Duke and Duchess of Northumberland, renowned for its beautiful gardens and referred to as the "Windsor of the North"

The Premises

The property is a beautiful grade II listed mid terrace sand stone building located over four floors plus basement. The property consists spacious ground floor retail unit with cold storage in the basement. The first floor was formerly used as a bakery, with the second floor and loft space office/storage space.

The property was formerly occupied by R. Turnbull & Sons and would suit a variety of uses subject to the correct use class.

The floor areas are as follows:

Area	Sq. ft.	Sq. m.
Basement	482.54	44.83
Ground Floor	950.34	88.29
First Floor	999.32	92.84
Second Floor	858.63	79.77
Attic	795.66	73.92
Total	4,086.51	379.65

Rateable Value

The 2024 Rating List entry is Rateable Value £23,000.

Listed Building

Grade II listed.

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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 H971 (Version 1)

Prepared 19th March 2024



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

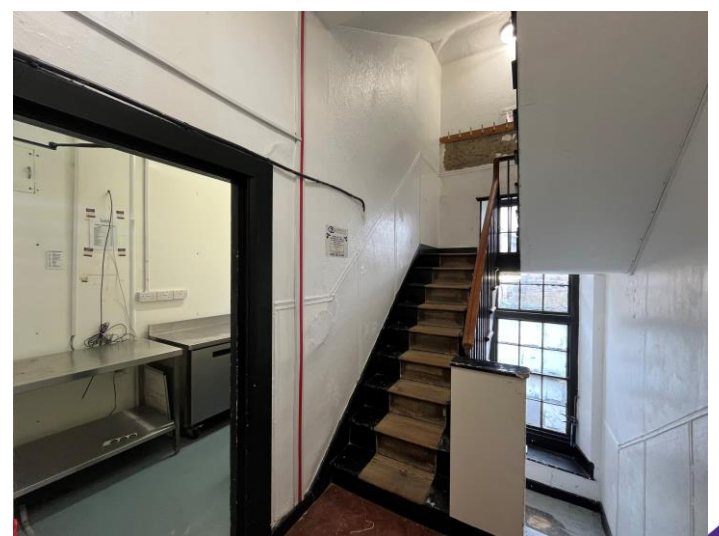
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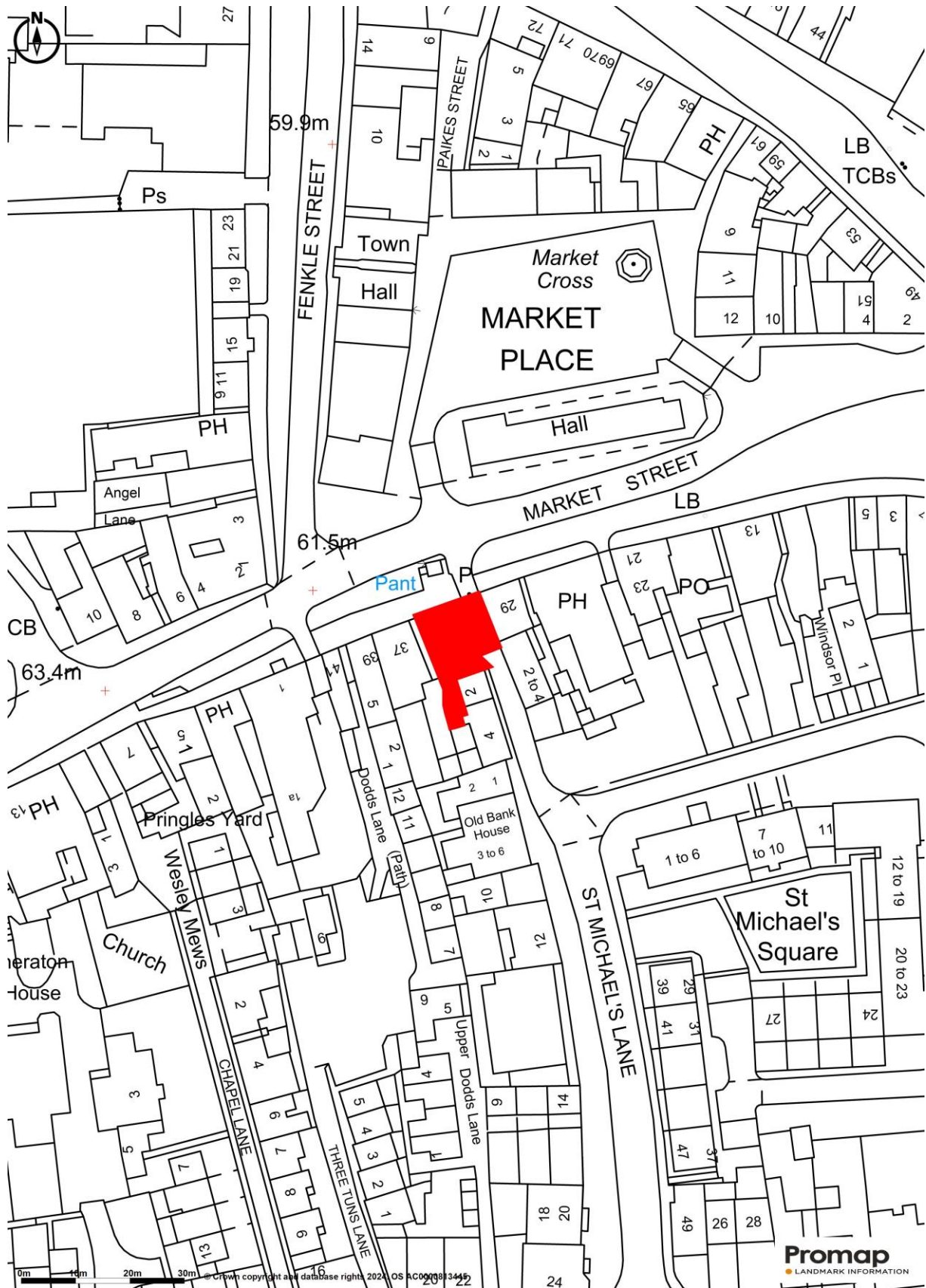
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