



## Mixed Use Investment

62-64 Main Street, Seahouses, Northumberland NE68 7TP

- Ground Floor Tenanted Commercial Unit & 4 Bedroom / 4 Bathroom Holiday Let
- Ground Floor Let on a 5 Year Lease from November 2021
- Ground Floor Rental Income £12,000 per annum
- Holiday Let Turnover circa £32,000 per annum
- Holiday Let Recently Renovated to a High Standard
- Prime Coastal Town Centre Position
- Total Floor Area 238 sq. m. (2,571 sq. ft.)
- Excellent Investment Opportunity
- 300 Meters from the Harbour

**Offers Over: £359,950 Freehold**

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## Location

The unit occupies a prime position in the heart of Seahouses. Seahouses is a large village on the North Northumbrian Coast an area of outstanding natural beauty, and is approximately 12 miles north of Alnwick. Seahouses also has a working fishing port which also serves the tourist trade in the embarkment point for visits to the Farne Islands.

## Description

We are delighted to offer to the market this semi-detached property consisting ground floor commercial unit currently let to a holiday cottage business and a 4 Bedroom / 4 Bathroom Holiday Let currently managed by our vendor.

**No.62** - The ground floor commercial unit has access from the front and rear of the property with two additional out buildings. The current tenants use the space for management and laundry to service their holiday cottage portfolio.

**No.64 – Holiday Let** is accessed through a private door to the rear of the property with stairs leading to a first-floor landing, off the landing are 3 self-contained en-suite bedrooms and a 4<sup>th</sup> bedroom with separate private bathroom. The rooms have recently been renovated to a high standard, designed to suit couples wishing to holiday together. They are also ideal for special interest groups (bird watching, walking, photography, history, golf, all nearby) wishing to holiday together while offering independence. Each bedroom has its own key, private shower room, WC and Smart TV. There is a well-equipped kitchen along with a conservatory/dining/sitting room with Castle and Sea views.

### Bedroom 1 – Goldstone Reef

King size bed, hanging space, Smart TV, views of Bamburgh Castle. En suite shower room with shower, WC, wash hand basin and heated towel rail.

### Bedroom 2 – Partan Stiel

King size bed, hanging space, chest of draws, Smart TV. En suite shower room with shower, WC, wash hand basin and heated towel rail.

### Bedroom 3 – Jenny Bell Carr

Double bed, Smart TV. Separate bathroom opposite with exclusive use. Bathroom with shower over bath, WC, wash hand basin and heated towel rail and under floor heating.

### Bedroom 4 – Oyster Scarp

King size bed or two single beds, hanging space, chest of draws and Smart TV. En suite shower room with shower, WC, wash hand basin and heated towel rail.

Kitchen with electric hob and oven, dishwasher, fridge/freezer, toaster, kettle and microwave.

Conservatory with comfy seating, dining table and chairs with Castle and Sea views.

## Tenure

Freehold

## Price

£359,950 offers over

## Viewing

Strictly by appointment through this office.

## Rateable Value (62 Main Street)

The 2023 Rating List entry is Rateable Value £8,000

## Rateable Value (64 Main Street)

The 2023 Rating List entry is Rateable Value £4,400

Area	sq. m.	sq. ft.
<b>62 Main Street (Ground Floor)</b>		
Lobby	23.79	256.07
Laundry Room	9.53	102.58
Laundry Room	62.37	671.34
Kitchen	2.4	25.83
W/C Male	3.51	37.78
W/C Female	3.35	36.05
Boiler Room	1.73	18.62
Outbuilding 1	13.71	147.57
Outbuilding 2	41.3	444.54
<b>Total</b>	<b>161.69</b>	<b>1,740.38</b>
<b>64 Main Street – Dolphin Stone Lodge (First Floor)</b>		
Bedroom 1	13.82	148.75
Bedroom 2	14.09	151.66
Bedroom 3	7.63	82.12
Bedroom 4	14.76	158.87
Kitchen	7.8	83.95
Sunroom	13.32	143.37
Bathroom	5.76	62.0
<b>Total</b>	<b>77.18</b>	<b>830.72</b>
<b>Net Internal</b>	<b>238.87</b>	<b>2,571.1</b>

62 Main Street	Ground Floor & Two Outbuildings
Tenant	Sykes Cottages Limited
Lease	5 Years from 10 <sup>th</sup> November 2021
Rental Income	£12,000 per annum

64 Main Street	First Floor Apartments
Tenant	Owner Occupied
Turnover	£32,000 per annum (verbally provided by vendor)

## Important Notice

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

Ref: H664 (version 1)

Amended: 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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