



22 A – F, Fenkle Street, Alnwick, Northumberland NE66 1HR

- Substantial Grade II Listed Three Storey Property + Basement
- Two Tenanted Ground Floor Retail Units & Basement (Vacant)
- Three Bedroom Maisonette with Holiday Rental Permission (Vacant)
- Rental Income from Two Retail Units £13,000 per annum
- Huge Scope to Increase Income by Letting Holiday Accom & Basement
- Just Undergone a Substantial Renovation
- Net Internal Area 169 sq. m. (1,826 sq. ft.)
- Prominent Position in Affluent Market Town
- Ideal Investment Opportunity

Price: £299,950 Freehold

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Location

The property is located in a prominent position mid-way along Fenkle Street Alnwick. Alnwick is a large Northumberland market Town with an affluent residential population as well as a healthy tourist trade due in part to the popular and famous Alnwick Gardens and Castle.

Description

A substantial grade II listed three storey property with basement. The property consists two tenanted ground floor retail units, vacant basement area and three-bedroom holiday rental accommodation over the first and second floors. Our client has just completed a substantial renovation on the building and obtained planning to use the upper levels as a holiday let. Some of the works include new lighting and electrical work, kitchen, carpets/laminate flooring, two new bath/shower suites, general decoration, and repointing.

There is huge scope to increase the current rental income obviously by renting the holiday let through Airbnb but also renting out the basement which is accessed from the front of the property but also has a right of way through the corridor out to Narrowgate. It has water but would need a W.C installing, this should be a simple process as there is a soil pipe right before the yard.

Area	sq. m.	sq. ft.	Level
22a (Retail)			
Retail	19.20	206.66	Ground
Treatment Room	6.95	74.80	Ground
Kitchen/W.C	3.01	32.39	Ground
22B (Retail)			
Retail	16.08	173.08	Ground
Kitchen	5.76	62.0	Ground
W.C	0.93	10.01	Ground
22 E (Store)			
Room 1	17.20	185.13	Basement
Room 2	14.12	151.98	Basement
Store	3.94	42.40	Basement
22 D (Holiday Let)			
Laundry Room / W.C	3.35	36.05	First
Kitchen / Diner	18.67	200.96	First
Bedroom	18.87	203.11	First
Bedroom (en-suite)	15.59	167.80	Second
Bedroom (en-suite)	20.10	216.35	Second
Store	5.88	63.29	Second
Total	169.65	1,826.01	

Planning Permission

Change of use of first and second floor to holiday rental accommodation - Application Permitted.

Reference: 21/04420/COU

Reference: 21/04421/LBC

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Rental Income / Tenants

Unit 22a

Rental Income - £6,500 per annum (rising to £7,000 in 2027)

Tenant – Look & Lash

Lease – 4 year lease from July 2024 (tenant break option 2027)

Unit 22b

Rental Income £6,500 per annum (rising to £7,000 in 2027)

Tenant – Salon A.P

Lease - 5 year lease from April 2024 (tenant break option 2027)

Unit 22e (Basement)

Vacant (Used as stores by landlord)

Unit 22d (Holiday accommodation)

Vacant (Renovation just complete)

Price

£299,950

Rateable Value (22a Fenkle Street)

The 2024 Rating List entry is Rateable Value £4,700

Rateable Value (22b Fenkle Street)

The 2024 Rating List entry is Rateable Value £3,250

Rateable Value (22f Fenkle Street)

The 2024 Rating List entry is Rateable Value £1,725

Council Tax Band (22D)

Band A

Viewing

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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.

Ref I045 (Version 1)

Prepared 09th July 2024

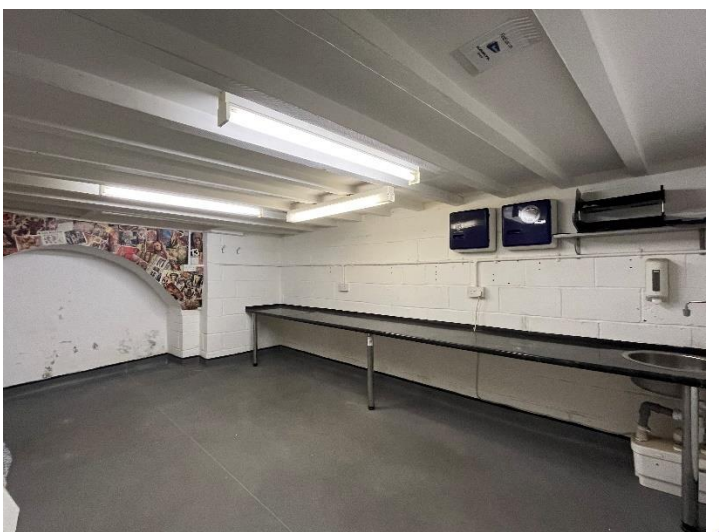
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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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