



Retail Investment

26 Main Street, Seahouses, Northumberland NE68 7RQ

- Ground Floor Retail Unit
- Rental Income £16,800 per annum
- 7 % Yield on Asking Price
- Floor Area circa 107.4 sq. m. (1,156 sq. ft.)
- Let to Corklee News
- 15 Year Lease Commenced October 2019
- Prime Town Centre Position
- Long Term Tenant in Occupation

Freehold £239,950

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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 this two-storey end terrace property of sandstone construction. The ground floor retail unit is current let to a Corklee News a newsagents, off licence & convenience store who have been in occupation for a number.

The first floor has been sold off on a 999 year lease but the sale includes the freehold of the whole building.

External

There is a small enclosed rear yard with small outbuilding.

Accommodation	sq. m.	sq. ft.
Ground Floor		
Retail	77.57	834.95
Office	11.06	119.04
Store	15.73	169.31
W/C (External)	3.05	32.82
Total	107.41	1,156.15

Lease

15 years from and including 11th October 2019 to and including the 10th October 2034.

Rent Review Dates

11th October 2022, 11th October 2025, 11th October 2028, 11th October 2031.

Rental Income

£16,800 per annum

Yield

7% Yield on asking price of £239,950

Tenure

Freehold

Price

£239,950

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £22,000

Important Notice

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Ref: H742

Updated June 2024



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