



22 D – E, Fenkle Street, Alnwick, Northumberland NE66 1HR

- Three Bedroom Maisonette with Holiday Rental Permission
- Substantial Grade II Listed Three Storey Property + Basement
- Just Undergone a Substantial Renovation
- Net Internal Area 117 sq. m. (1,267 sq. ft.)
- Prominent Position in Affluent Market Town
- Ideal Investment Opportunity

Price: £180,000 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 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 the option to rent the holiday let through Airbnb but also rent 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
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	117.72	1,267.07	

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.

Price

£180,000

Rateable Value (22f Fenkle Street)

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

Council Tax Band (22D)

Band A

Viewing

Strictly by appointment through this office.

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.

Ref I045A (Version 1)

Prepared 16th August 2024

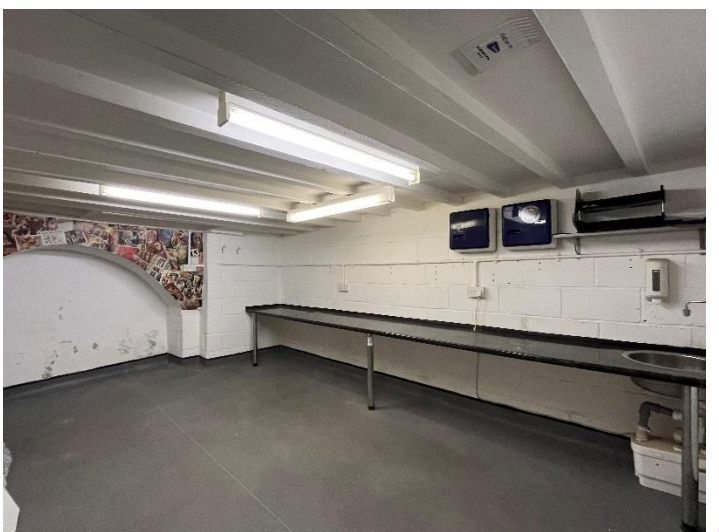
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer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