



## Railway Hotel

Bridge Street, Rothbury, Northumberland NE65 7SE

- Former Bar, Restaurant & Hotel
- Detached Three Storey Property
- Prominent Town Centre Location
- Separate Large Garden Area
- Floor Area 465 sq. m. (5,012 sq. ft.)
- Suitable for a Variety of Uses
- Area Popular with Tourists
- Site Area 0.066 Hec / 0.163 Acres

**Rent: £20,000 per annum**

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### Location

Rothbury is known locally as the Capital of Coquetdale and is built on a sandstone hillside. It offers an excellent range of amenities including shops, bars, restaurants, art galleries and much more. The location makes it makes a convenient base for fishing, walking and cycling into the Northumberland National Park and Simonside. Rothbury lies near the centre of rural Northumberland, 12 miles from Alnwick, 15 miles from Morpeth and 29 miles from Newcastle upon Tyne. As such it has been a local centre since the 13th century and at various times had a castle, a market and magistrate's court. Nearby Cragside House and Gardens, home to Lord Armstrong is perhaps the most famous attraction in the area.

### Description

We are delighted to offer to the market this three storey detached property that formerly traded as The Railway Hotel. The property still retains mainly fixtures and fittings and with a little investment could be easily reopened as a bar/hotel/restaurant, although other uses may be acceptable subject to planning permission. The property also comes with a garden plot behind the property.

### Site Area

0.066 Hec / 0.163 Acres

### Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

### Rent

£20,000 per annum

### Viewing

Strictly by appointment through this office.

### Rateable Value

The 2024 Rating List entry is Rateable Value £2,900

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Bar Area	68.83	740.87
Function Room	47.67	513.11
Ladies W.C	7.09	76.31
Men’s W.C	6.58	70.82
<b>First Floor</b>		
Kitchen	20.68	222.59
Prep Room	14.72	158.44
Restaurant	42.88	461.55
Living Room	15.43	166.08
Kitchen	6.11	65.76
Bedroom	11.25	121.09
Bathroom	4.62	49.72
<b>Second Floor</b>		
Bedroom 1 (en-suit)	20.11	216.46
Bedroom 2 (en-suit)	15.92	171.36
Bedroom 3 (en-suit)	14.1	151.77
Bedroom 4 (en-suit)	35.38	380.82
Bedroom 5 (en-suit)	13.6	146.38
Bedroom 6 (en-suit)	19.60	210.97
<b>Basement</b>		
Store	101.10	1,088.23
<b>Total</b>	<b>465.67</b>	<b>5,012.4</b>

### 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.

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Amended: 08<sup>th</sup> May 2025

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