



Elmsleigh House, High Street, Rothbury NE65 7TH

- Ground floor self-contained retail/office unit
- Floor area 26.17 sq. m (281.7 sq. ft.)
- Fully refurbished throughout
- Town centre location
- Suitable for a variety of uses (STP)
- Suited to both investors and owner-occupiers

Freehold: Offers in Excess of £49,950

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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. 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

A rare opportunity to purchase this recently refurbished, self-contained ground floor retail/office unit, forming part of a three-storey mid-terrace sandstone property. Ideal for owner-occupiers or investors, the unit offers a clean, modern and flexible space suitable for a variety of uses (subject to necessary consents).

The accommodation extends to approximately 26.17 sq. m (281.7 sq. ft.) and features a fully open-plan layout, providing excellent versatility for a range of business types. It includes a kitchen bench with sink and running water, strip fluorescent lighting, fire alarm system, and secure roller shutters to the frontage.

The property has recently undergone a comprehensive refurbishment, ensuring it is presented to a high standard throughout and ready for immediate occupation.

Floor area

26.17 sq. m (281.7 sq. ft.)

Tenure

Freehold

Price

Offers in Excess of £49,950

Rateable Value

TBC

Viewing

Strictly by appointment through this office.

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.

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