



## 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

## Auction Guide Price £180,000+

For Sale by Auction. Live Online Auction, bidding starts Thursday 30<sup>th</sup> October 2025

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

# COMMERCIAL

## 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

Freehold

## Auction Guide Price

£180,000+

## Auction

Live online auction, bidding starts Thursday 30<sup>th</sup> October 2025, terms and conditions apply, see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

## 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.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

Ref: I120 (Version 3)

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

# COMMERCIAL



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.

R573



# COMMERCIAL



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.

R573



# COMMERCIAL



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.

R573



# COMMERCIAL



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.

R573