



Mixed Use Investment

Arden House, Percy Road, Shilbottle, Northumberland NE66 2HF

- Hot food takeaway with three bedroom flat
- Rental Income £15,840 per annum
- 15 year lease from 18th August 2020
- Net internal area 158 sq. m. (1,704 sq. ft.)
- Prominent position on Percy Road, Shilbottle village
- Rear garden and parking for up to five vehicles
- Investment provides a yield of 7.04 %

Offers in Excess of £225,000

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Location

The property is prominently situated on Percy Road, within the heart of the desirable village of Shilbottle, Northumberland. Shilbottle benefits from a wide range of local amenities including a convenience store, public house, restaurant, post office, pharmacy, primary school, community centre, and a modern leisure complex. The village lies approximately 3 miles south of the historic market town of Alnwick, providing further retail, educational, and cultural facilities. Excellent transport connectivity is afforded via the A1, located just 2 miles to the west, offering direct links throughout the North East region and beyond.

Description

The investment consists a detached two storey property with pitched roof consisting hot food takeaway on the ground floor and three bedroom flat on the first floor. The property has a garden to the rear and parking for 5 vehicles to the front.

Area	sq. m.	sq. ft.
Ground Floor		
Kitchen	42.95	462.30
Service Area	16.21	174.48
Preparation Room	15.3	164.68
Peel Room	3.72	40.04
Porch	7.08	76.20
W/C	2.16	23.25
First Floor		
Living Room	15.27	164.36
Kitchen	16.02	172.43
Bedroom	8.58	92.35
Bedroom	13.98	150.47
Bedroom	12.56	135.19
Bathroom	4.56	49.08
Total	158.39	1,704.9

Rental Income

£15,840 per annum

Tenant / Lease

Star Pizza – Lease commencement date 18th August 2020 and ending 2035.

Yield

7.04 %

Tenure

Freehold

Price

Offers in Excess of £225,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £6,200

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Council Tax

Band A

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.

Ref: I297 (Version 2)

Updated January 2026

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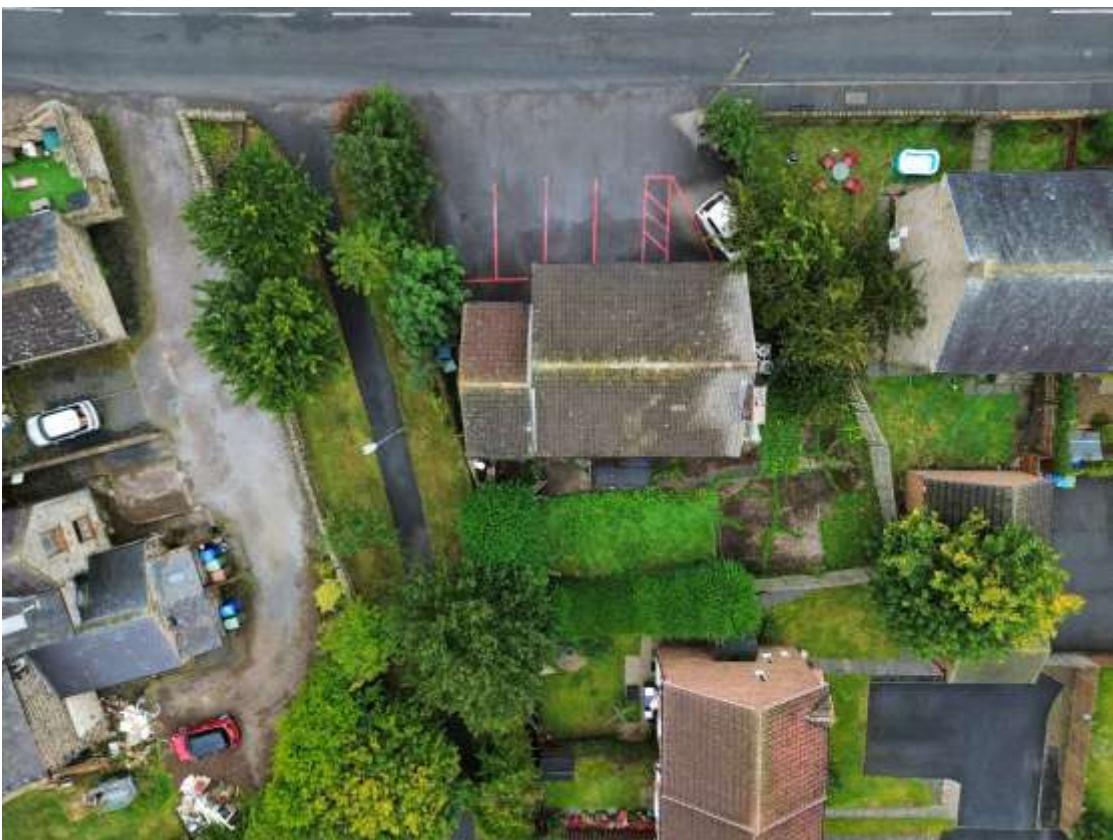
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this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

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