



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

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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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