

- Village Store/Post Office with Spacious four-bedroom house
- Well-established newsagent, general dealer, off licence & post office
- House very well presented with private separate access
- Net internal area 191.8 sq. m. (2,064 sq. ft.)
- Prominent main street location in affluent village of Warkworth
- Grade II listed early nineteenth-century stone property
- Genuine retirement sale with lifestyle business opportunity



Warkworth Village Store

4 Dial Place, Warkworth, Northumberland NE65 0UR
&

Cross Lea, The Stanners, Warkworth, Northumberland NE65 0UT

Price **£750,000**
Tenure: Freehold

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Location

The property is situated in the heart of the highly desirable and picturesque village of Warkworth, one of Northumberland's most attractive and well-visited historic villages. The premises occupy a prominent position on Dial Place within the centre of the village, benefiting from regular passing trade from both local residents and the significant number of tourists who visit the area throughout the year.

Warkworth is best known for the magnificent Warkworth Castle, one of the region's most recognisable landmarks and a major visitor attraction, drawing large numbers of tourists to the village and creating consistent footfall for local businesses. The village also lies close to the beautiful Northumberland coastline, including Warkworth Beach, which further boosts visitor numbers, particularly during weekends and holiday seasons.

Excellent road links connect the village to the surrounding area, with the A1068 Road and nearby A1 Road providing easy access to nearby towns such as Alnwick and Morpeth, as well as the regional centre of Newcastle upon Tyne approximately 30 miles to the south. This thriving village community, together with the strong tourist trade generated by Warkworth Castle and the surrounding coastline, provides an excellent trading environment, the inclusion of an attached residential property also offers a highly desirable live-and-work opportunity.

Description

An exceptional opportunity to acquire a well-established village store/Post Office with substantial four-bedroom owners' accommodation, situated in the heart of the highly desirable and historic village of Warkworth. The business trades from part of the ground floor of an attractive Grade II listed early 19th-century property, constructed in squared tooled stone of near-ashlar quality beneath a Welsh slate roof with traditional sash windows. The premises occupy a prominent position on the village's main street, benefiting from excellent visibility and strong passing trade from both residents and visitors to the area, including tourists visiting the nearby Warkworth Castle. The retail shop is well presented and equipped with a Post Office counter, separate single-point till, and EPOS system, and the business is also an authorised National Lottery retailer. The sales area is fitted with a range of aisle gondolas and wall shelving providing a comprehensive selection of convenience groceries, household goods, beers, wines and spirits, frozen produce, and a large range of local merchandise, gifts and postcards popular with visitors to the village.

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Access to the owners' accommodation is via a rear courtyard. The spacious living accommodation comprises a modern fitted kitchen and generous dining room with vaulted ceiling on the ground floor, creating an attractive and comfortable living space. To the first floor there are four well-proportioned bedrooms together with two shower rooms, providing excellent family accommodation. This well-regarded and long-established business represents a rare lifestyle opportunity to combine a successful village retail operation with spacious residential living in one of Northumberland's most attractive coastal villages. The business is offered for sale due to genuine retirement.

Turnover

Available on request

Opening Hours

The business is open 7 days a week from 6:00am – 4:00pm

Staff

The business is run by a husband-and-wife team with the assistance of 1 full time and 1 part time member of staff.

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Viewing Arrangements

Strictly by appointment through this office.



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Floor Area

Area	Sq. m.	Sq. ft.
Warkworth Village Store, 4 Dial Place		
Ground Floor		
Retail Area	59.18	637.0
Store	13.13	141.33
Kitchen/W.C	7.8	83.95
Total	80.11	862.29
Cross Lea, The Stanners		
Ground Floor		
Kitchen	17.63	189.76
Utility	3.85	41.44
Living Room	22.80	245.41
First Floor		
Office	8.0	86.11
Bedroom	10.27	110.54
Bedroom	14.1	151.77
Bedroom	8.68	93.43
Bedroom	19.2	206.66
Shower/W.C	7.59	81.69
Shower/W.C	5.58	60.06
Total	111.7	1,202.32
Net Internal	191.81	2,064.62

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Listed Building
Grade II Listed

Rateable Value
The 2026 Rating List entry is Rateable Value £14,750

Council Tax
Band C

Information Notice

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Ref I409 (Version 2)
Prepared 05th March 2026

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