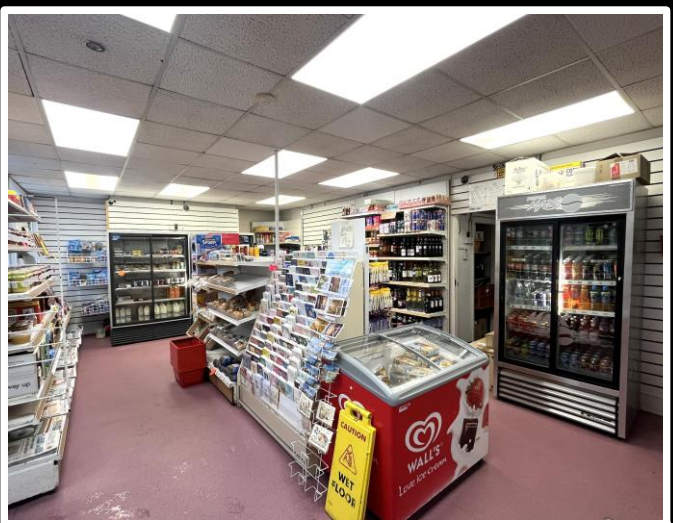
- Village Store/Post Office with Spacious four-bedroom house
- Well-established newsagent, general dealer, off licence & post office
- House very well presented with private separate access
- Net internal area 191.8 sq. m. (2,064 sq. ft.)
- Prominent main street location in affluent village of Warkworth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

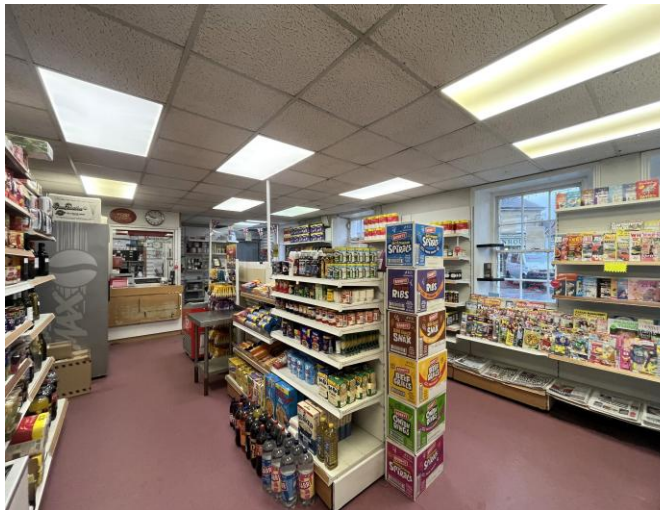


Warkworth Village Store
4 Dial Place, Warkworth, Northumberland NE65 0UR
&
Cross Lea, The Stanners, Warkworth, Northumberland NE65 0UT

Price £725,000
Tenure: Freehold

RMS | Rook Matthews Sayer





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.

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.

Price
£725,000

Tenure
Freehold

Viewing Arrangements
Strictly by appointment through this office.





www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer





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**





Listed Building
Grade II Listed

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

Council Tax
Band C

Information 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 I409 (Version 2)
Amended 11/11/2026









www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Warkworth Village Store

4 Dial Place, Warkworth, Northumberland NE65 0UR

&

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

Tenure: Freehold

Price £725,000

The Property Ombudsman