



Retail Investment

14 Queen Street, Amble, Northumberland NE65 0BZ

- Prominent Queen Street retail investment in coastal Amble
- Ground floor unit with basement 70 sq. m. (762 sq. ft.)
- Rental income £11,400 per annum
- Attractive 8.14 % yield
- Lease until May 2030, no break clauses
- On street parking
- Recently refurbished with significant capital investment

Freehold: £139,950

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Location

Amble known as 'The Friendliest Port' is a popular North East waterfront town which hugs the River Coquet Estuary at the southern gateway to the Northumberland Coast Area of Outstanding natural beauty. With a sizeable local community enjoying all year round tourism. Queen Street is a main thoroughfare and the main trading location in the town.

Description

An excellent opportunity to acquire a well-presented and income-producing retail investment prominently positioned on Queen Street, within the popular coastal town of Amble.

The property comprises a ground floor retail unit with ancillary basement accommodation, forming part of a traditional two-storey stone-built terrace beneath a pitched slate roof. The ground floor extends to approximately 47.84 sq. m. (514.94 sq. ft.) and provides an attractive open-plan cafe area, together with storage and WC facilities. A useful basement of approximately 23.03 sq. m. (247.89 sq. ft.) offers additional storage space.

Externally, the property benefits from a charming rear courtyard, which has been thoughtfully developed into a south-facing outdoor seating area. This sun trap has undergone extensive structural improvements, including high-quality rendering, stonework, and pointing professionally completed by a master stonemason to a high specification, before the tenant completing a tasteful cosmetic finish to create a tranquil and inviting setting.

The premises are currently let to Gracy's Coffee Lounge and Eatery, a highly successful and award-winning café that enjoys strong local support as well as consistent tourist trade. The tenant has invested significantly in a high-quality fit-out, complementing a comprehensive refurbishment undertaken by the landlord in 2022/23, with total recent capital expenditure understood to be in the region of £100,000.

Investment Summary:

- Current passing rent: £11,400 per annum
- Lease term: 7 years expiring May 2030 (no breaks)
- Let to a strong and established independent operator

This is a rare opportunity to acquire a secure, low-maintenance retail investment in a sought-after Northumberland coastal location, underpinned by a thriving tenant and significant recent improvements to the property.

Tenure

Freehold

Price

£139,950

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £8,700

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.

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.

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Updated May 2026

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