- Mixed-use freehold investment opportunity in the heart of Newbiggin-by-the-Sea
- Ground floor retail unit let to a barbers, circa 8 years left on lease, producing £5,400 p/a
- Spacious well-presented three-bedroom first floor holiday apartment with sea views
- Prominent Front Street location benefiting from strong pedestrian & passing trade
- Enclosed private rear garden
- Excellent investment opportunity

86 & 86a Front Street,
Newbiggin-By-The-Sea
NE64 6QD

Auction Guide Price £165,000 +

For Sale by Auction. Taking Bids Now

T's & C's apply. see website: agentspropertyauction.com

Tenure: Freehold

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Location
The property is prominently situated on Front Street, the principal commercial thoroughfare within the popular coastal town of Newbiggin-by-the-Sea. Occupying a central position within the town centre, the property benefits from good levels of pedestrian and vehicular traffic generated by the surrounding mix of retail, leisure, hospitality and residential occupiers.

Newbiggin-by-the-Sea is an established seaside town located on the Northumberland coast, approximately 8 miles north-east of Ashington and 20 miles north of Newcastle upon Tyne. The town enjoys a strong local catchment population together with seasonal visitor trade attracted by its beach, promenade and coastal attractions. Nearby occupiers include a range of independent retailers, cafés, public houses, convenience stores and service-based businesses, providing a vibrant trading environment.

Description
An exciting investment opportunity has arisen in the sought-after coastal town of Newbiggin-by-the-Sea, Northumberland. Offering a unique combination of commercial and residential accommodation, this versatile property presents an excellent prospect for investors and developers alike.

The ground floor comprises a commercial unit currently occupied by a long-term tenant, with approximately eight years remaining on the lease and generating a rental income of £5,400 per annum.

In addition, the ground floor benefits from a substantial adjoining space, offering fantastic potential for conversion into further commercial premises or, subject to the necessary planning permissions, residential accommodation.

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Occupying the upper floors is a beautifully presented three-bedroom apartment, offering spacious and well-appointed living throughout. The property features a modern fitted kitchen and contemporary bathroom, while the impressive lounge boasts a striking vaulted ceiling that floods the room with natural light and creates a wonderful sense of space. From here ,delightful views overlooking Newbiggin Beach provide the perfect coastal backdrop.

Situated within easy reach of local amenities, transport links and the picturesque promenade, this is a rare opportunity to acquire a mixed-use property with established rental income, significant development potential and an exceptional residential apartment in one of Northumberland's most desirable seaside locations.

Tenure
Freehold

Rateable Value (86a Front Street - Self catering holiday unit and premises)
The 2026 Rating List entry is Rateable Value £1,950.

Rateable Value (86 Front Street - Retail)
The 2026 Rating List entry is Rateable Value £3,350.

Auction Guide Price
£165,000 +

Auction
Taking Bids Now - Auction terms and conditions apply, see website agentspropertyauction.com (Option 1)

Viewing Arrangements
Strictly by appointment through this office.

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Ref I534 (Version 1)
Updated October 2026

- **Front External**
  uPVC double glazed door leading to a central corridor providing access to the first floor flat, additional ground floor accommodation and rear yard. Separate uPVC entrance door to the ground floor commercial unit.
- **Entrance Hallway**
  Accessed via a uPVC double glazed entrance door, with corridor leading to the first floor flat, additional rear room and rear yard. Two storage cupboards, one of which houses two separate modern combi boilers.
- **Additional Ground Floor Space**
  11' 11" x 12' 10" (3.62m x 3.90m)
  Spacious ground floor room with adjoining modern bathroom facilities. The space offers potential for conversion to additional commercial or residential accommodation, subject to obtaining the necessary consents.
- **Ground Floor Bathroom**
  5' 6" x 5' 6" (1.68m x 1.68m)
  Modern bathroom comprising a low-level WC, pedestal wash hand basin and mains-fed corner shower. uPVC double glazed window to the rear elevation, tiled flooring and central heating radiator.
- **First Floor Flat Entrance**
  uPVC entrance door opening into a small hallway with staircase leading to the first floor accommodation.
- **First Floor Landing**
  Providing access to all principal rooms.
- **Lounge / Diner**
  17' 5" x 17' 3" (5.30m x 5.27m)
  Spacious lounge and dining area featuring three uPVC double glazed windows to the front elevation, vaulted ceiling with exposed beams, two central heating radiators and an electric feature fireplace.
- **Kitchen**
  7' 1" x 9' 9" (2.15m x 2.97m)
  Modern fitted kitchen incorporating a range of wall and base units, stainless steel sink and drainer, integrated electric oven, hob and extractor hood.

- **Bathroom**
  5' 7" x 10' 3" (1.71m x 3.13m)
  Well-appointed bathroom fitted with a four-piece suite comprising a low-level WC, pedestal wash hand basin, panelled bath and glazed electric shower cubicle. Tiled walls, central heating radiator and uPVC double glazed window to the rear.

- **Bedroom One**
  7' 10" x 15' 4" (2.39m x 4.68m)
  uPVC double glazed window to the rear elevation and central heating radiator.

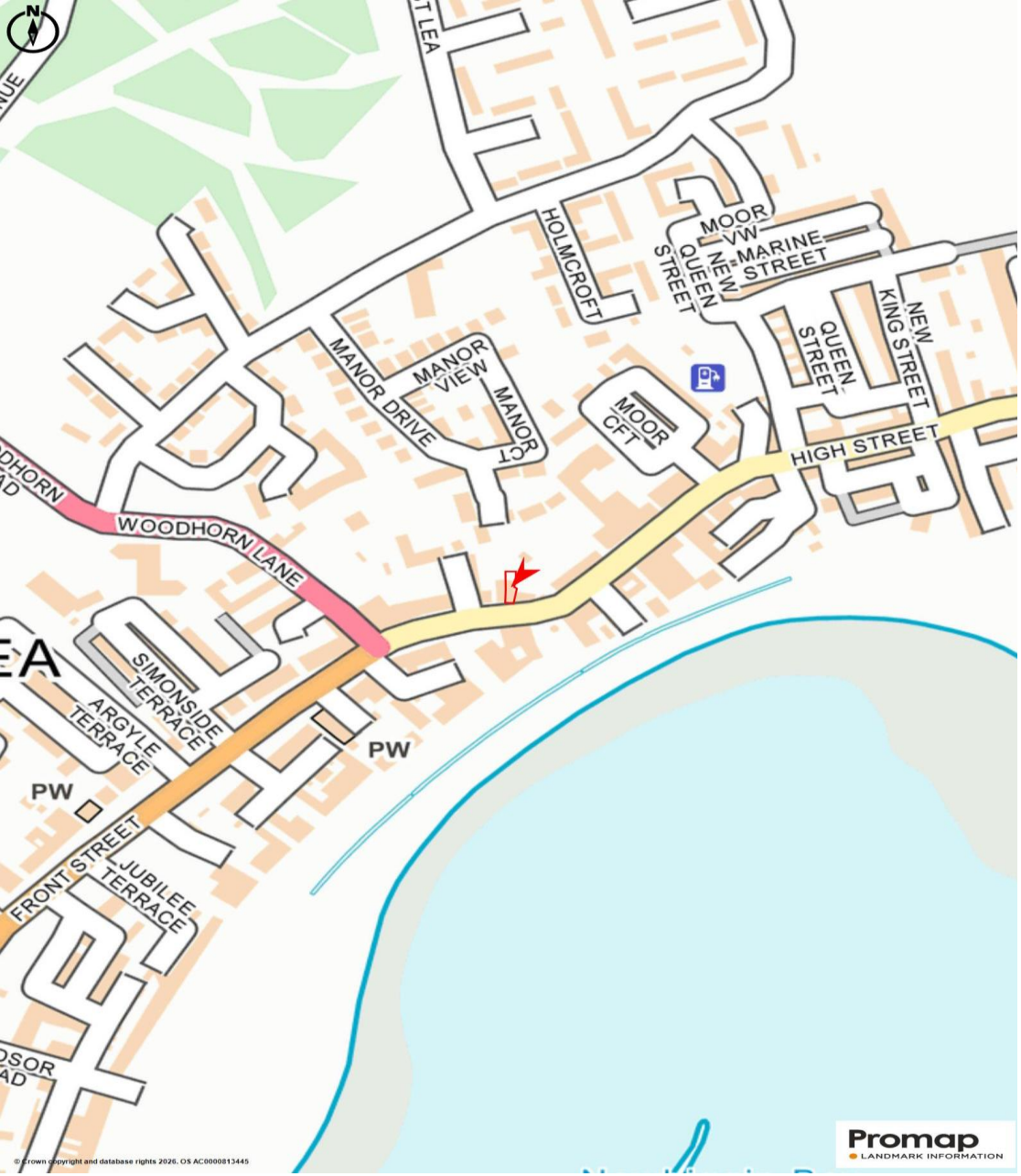
- **Bedroom Two**
  12' 4" x 8' 11" (3.76m x 2.72m)
  uPVC double glazed window to the rear elevation and central heating radiator.

- **Bedroom Three**
  9' 3" x 9' 7" (2.82m x 2.92m)
  uPVC double glazed window to the side elevation and central heating radiator.

- **Rear Elevation**
  Enclosed and private rear garden providing an ideal outdoor space for entertaining and relaxation.

- **Ground Floor Commercial Unit**
  Part of the ground floor is occupied by a commercial tenant, with approximately eight years remaining on the current lease term.

- **View to Front**
  The property is located just a short distance from Newbiggin-by-the-Sea's popular promenade and beach, benefiting from its attractive coastal setting.



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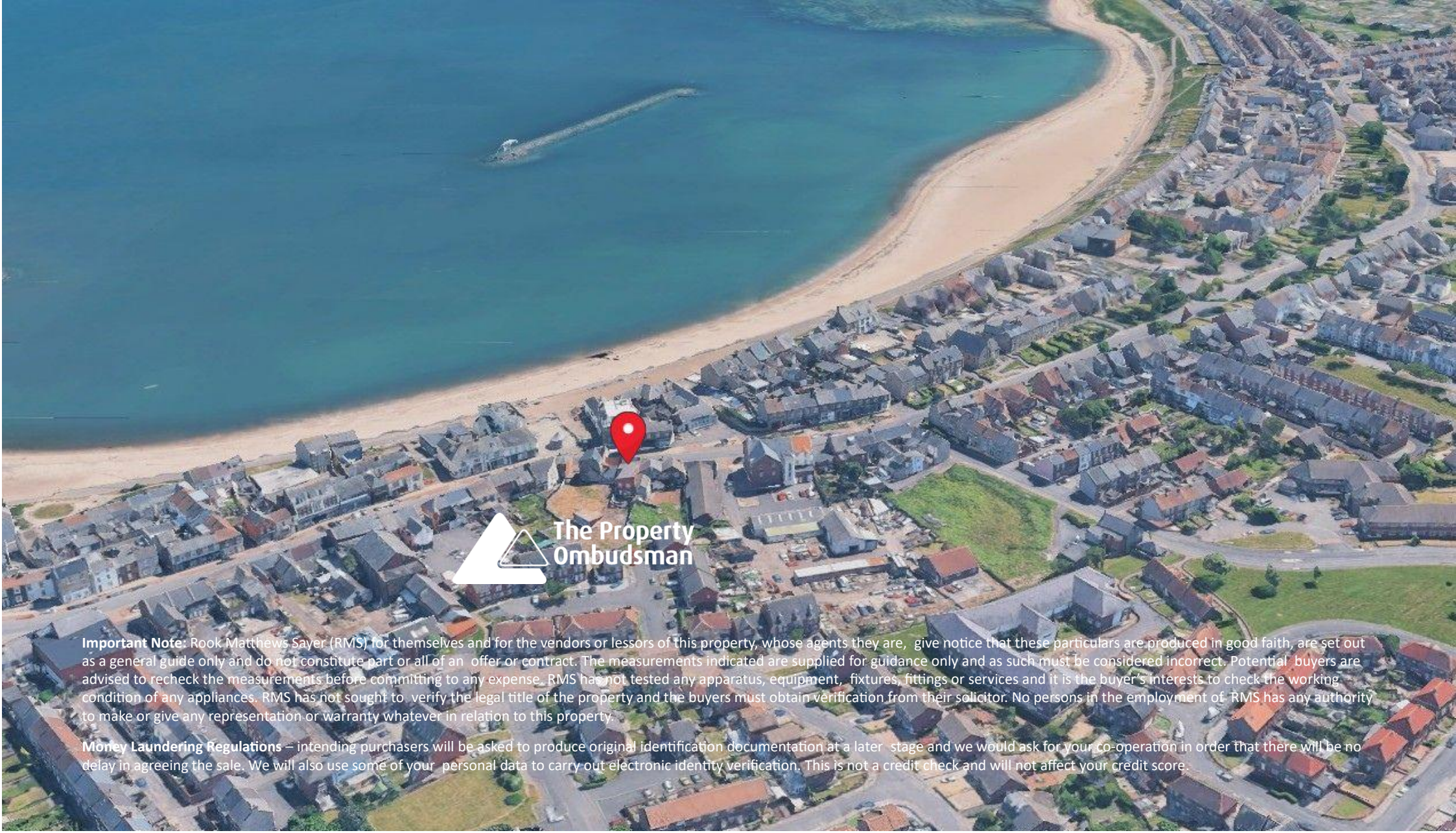

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