

- Retail unit over ground and basement levels
- Floor area 80.8 sq.ft. (869 sq.ft.)
- Retail area with multiple additional rooms
- Well located, opposite Alnwick bus station
- Suitable for a variety of uses (STPP)
- Grade II listed building, within conservation area
- Well presented throughout
- 100% small business rates relief (subject to occupier status)

7 Clayport Street,
Alnwick,
NE66 1LA

Rent: £11,400 per annum

RMS | Rook Matthews Sayer





Location
The property is located within the historic Northumberland town of Alnwick.
Clayport Street is a wide spacious road, fronted by attractive shops. It is loved for its mixture of family run shops that have been located on the street for generations.
Clayport Street offers a real sense of history, as the street is entered through the archway, in Bondgate Tower, a 15th century stone three storey gatehouse.
Nearby is the visitor attraction of Alnwick Caste, home of the Duke & Duchess of Northumberland, renowned for its beautiful gardens and referred to as the "Windsor of the North".

Description
The unit currently trades from the ground floor and basement, of a two storey mid-terraced sandstone property. It is a grade II listed building, set within a conservation area (which will need to be considered for any potential renovations, in future).

The ground floor consists of an open retail area, kitchen and storeroom/additional retail.
The basement has office/storage space and staff w/c facilities.

Please note, the current tenant (Alnwick Yarm Company) is vacating around the end of October, therefore the property can be available, for occupation, from early November 2026.

Floor Area
80.8 sq.m. (869 sq.ft.)

Rent
£11,400 per annum

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

RMS | Rook Matthews Sayer



Accomodation:

Area	SQM	SQFT
GF – Retail Area	38.01	409.13
GF – Store Room	5.67	61.03
GF – Kitchen	4.96	53.38
Basement – Office/Store	7.35	79.11
Basement – Office/Store	7.03	75.67
Basement – Office/Store	9.02	97.09
Basement – Store	5.28	56.83
Basement – Store	2.13	22.92
Basement – WC	1.35	14.53
Total	80.8	869.7

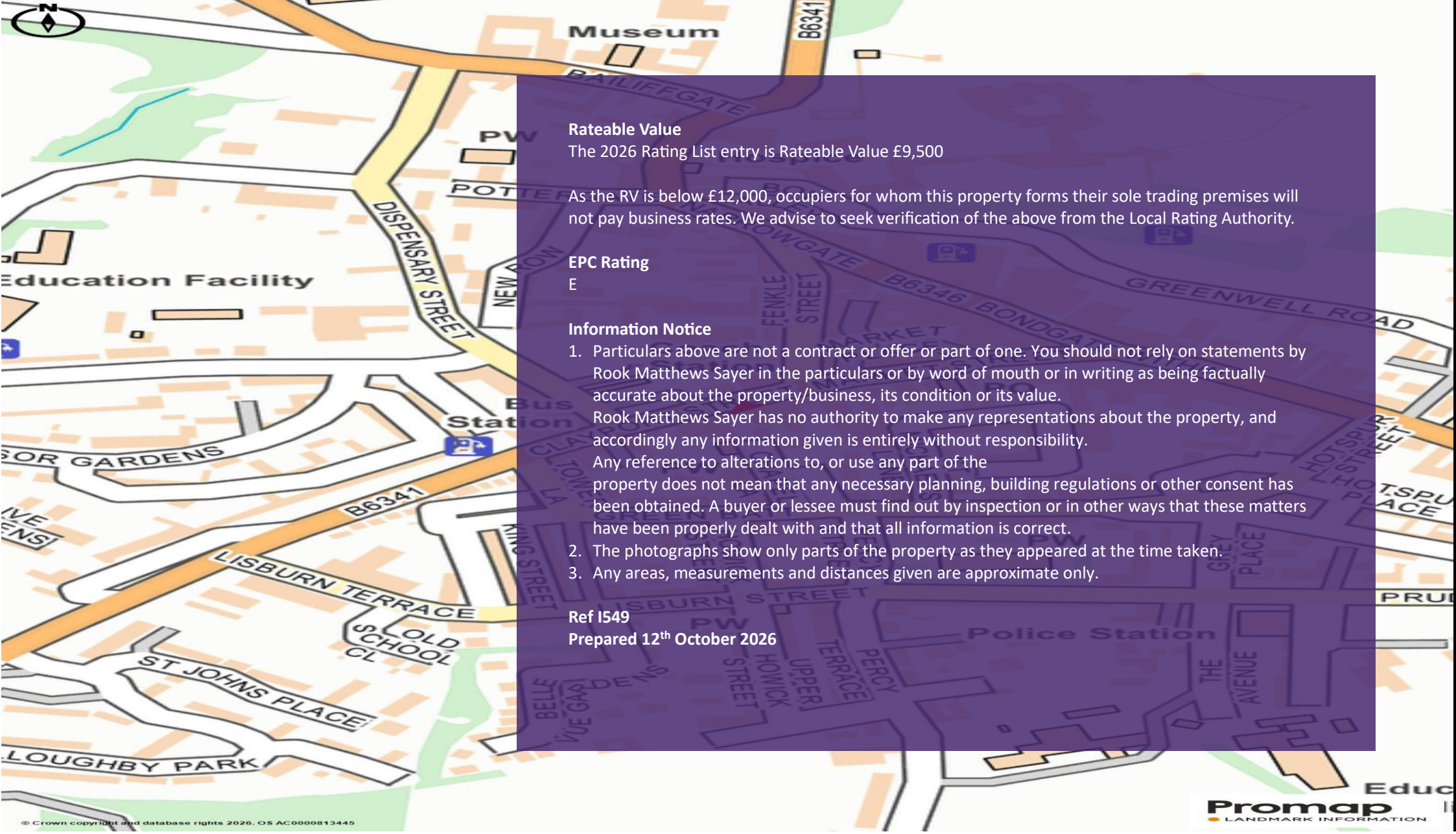
Upfront Requirements
TBC

Lease Terms
Leasehold - The property is available by way of a new FRI lease – Terms and conditions to be agreed.

Insurance
The landlord will be responsible for arranging and maintaining comprehensive buildings insurance for the property and will recover the tenant's proportion of the insurance premium as required under the terms of the lease. The tenant will be responsible for arranging and maintaining adequate contents insurance and business insurance cover in respect of their occupation and use of the premises.

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

RMS | Rook Matthews Sayer



Rateable Value
The 2026 Rating List entry is Rateable Value £9,500

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.

EPC Rating
E

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 I549
Prepared 12th October 2026

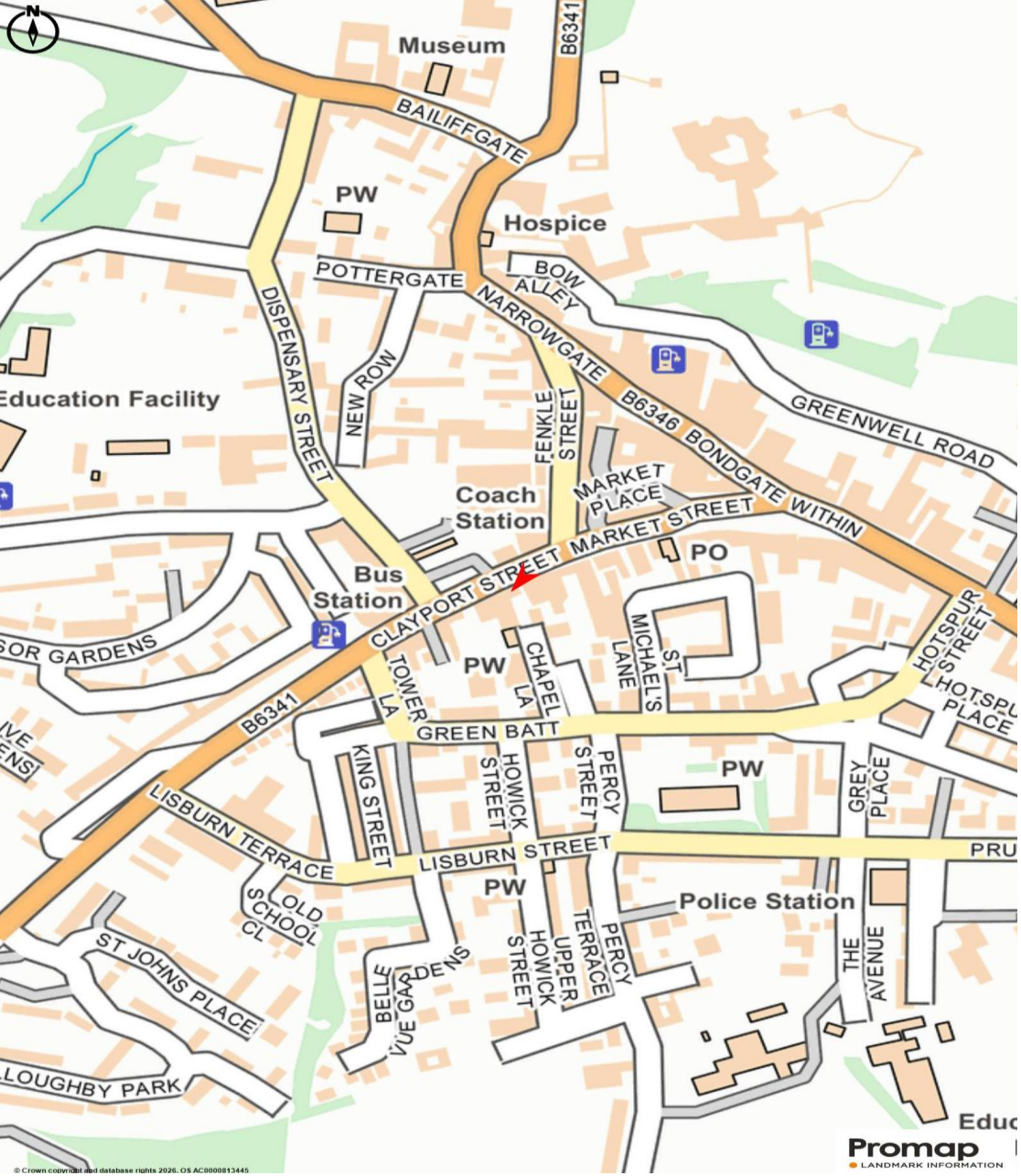
www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

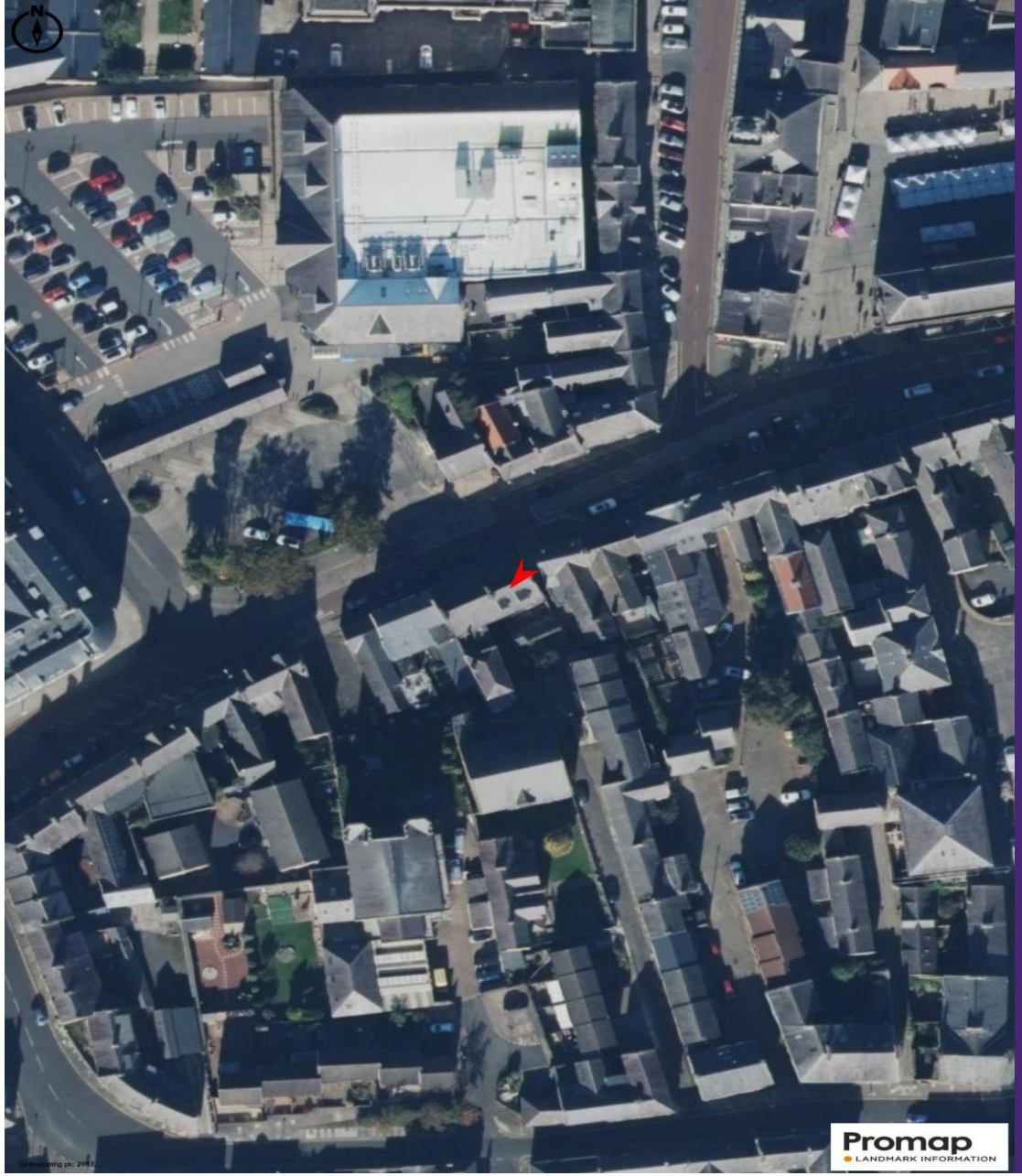
RMS | Rook Matthews Sayer



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

RMS | Rook Matthews Sayer





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

RMS | Rook Matthews Sayer



RMS | Rook Matthews Sayer