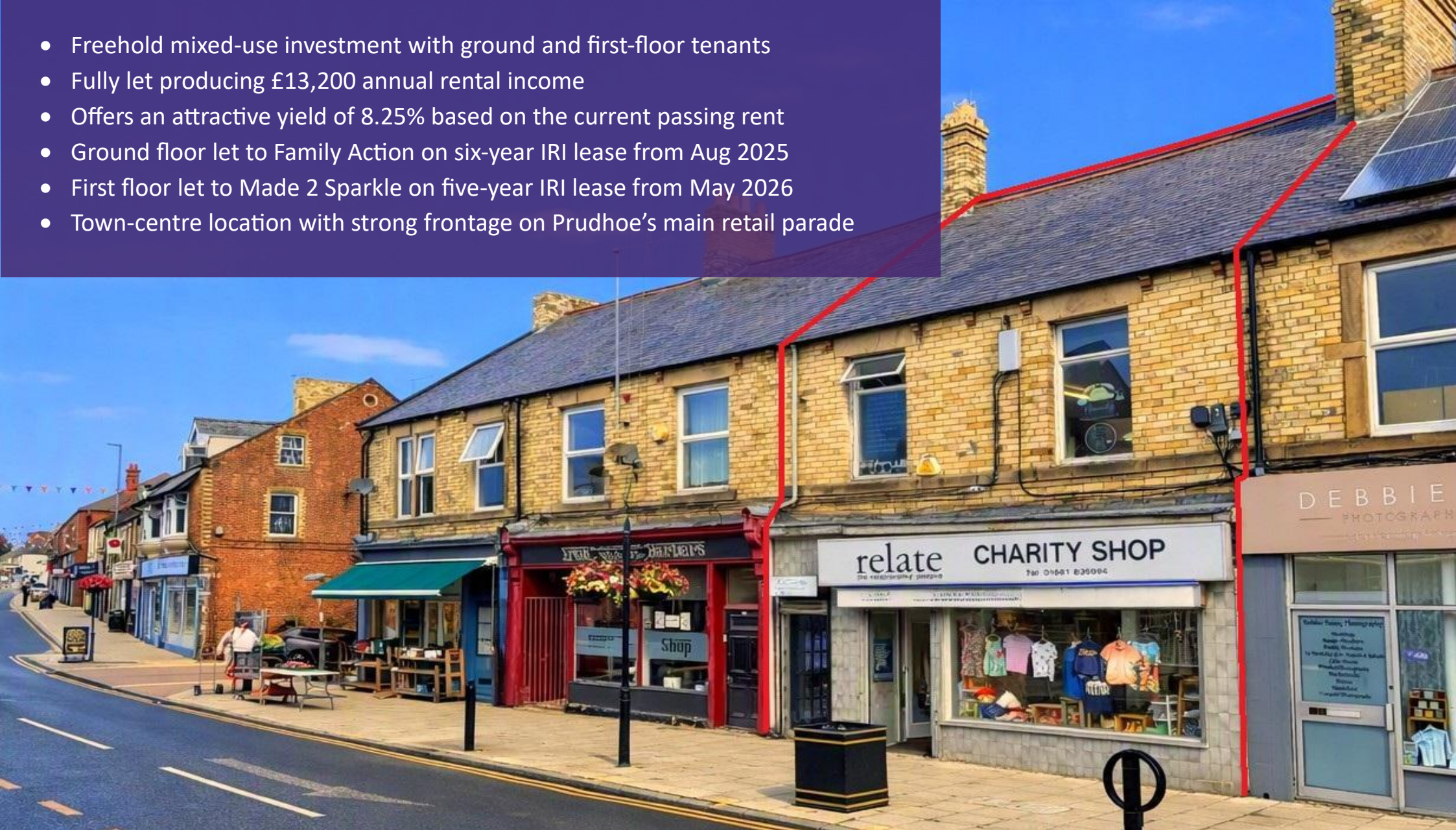


- Freehold mixed-use investment with ground and first-floor tenants
- Fully let producing £13,200 annual rental income
- Offers an attractive yield of 8.25% based on the current passing rent
- Ground floor let to Family Action on six-year IRI lease from Aug 2025
- First floor let to Made 2 Sparkle on five-year IRI lease from May 2026
- Town-centre location with strong frontage on Prudhoe's main retail parade



**20/20a Front Street,
Prudhoe,
Northumberland NE42 5HN**

**Price: £160,000
Tenure: Freehold**

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Location

20/20a Front Street occupies a prominent position within the heart of Prudhoe's town centre, set along the main commercial thoroughfare that serves the wider residential community. Front Street is home to a strong mix of independent retailers, cafés, professional services and national operators, ensuring consistent footfall throughout the day and a healthy trading environment for local businesses.

The property benefits from excellent accessibility, with regular bus services running directly along Front Street and Prudhoe Railway Station located approximately one mile to the south, providing convenient links to Newcastle, Hexham and the wider Tyne Valley. Nearby public car parks and on-street parking support easy customer access.

Prudhoe continues to experience steady residential growth, strengthening demand for local amenities and contributing to a stable commercial catchment. The town is well-connected via the A695, offering efficient road links to Newcastle, Gateshead, Hexham and surrounding villages. Overall, 20A Front Street is well-positioned within an established and accessible high-street location, making it an attractive proposition for investors seeking a reliable, mixed-use commercial environment.

Description

This mid-terrace two-storey property occupies a strong position on Front Street, Prudhoe, and is arranged as a ground-floor retail unit with a self-contained first-floor commercial suite. The building is fully let to long-standing tenants, producing a combined income of £13,200 per annum.

The ground floor (20 Front Street) is let to Family Action (Relate), who have occupied the premises for circa nineteen years. The unit extends to 58.3 sq. m. (627.5 sq. ft.) and is held on a six-year IRI lease from 11 August 2025 to 10 August 2031 at £8,000 per annum, with an open-market rent review and mutual break at year three.

The first floor (20a Front Street) is let to Made 2 Sparkle NE Ltd, providing 46.8 sq. m. (503.7 sq. ft.) on a five-year IRI lease from 19 May 2026 to 18 May 2031 at £5,200 per annum. The lease includes a tenant break at year three and no rent review.

Overall, the property offers 105.1 sq. m. (1,131 sq. ft.) of well-maintained accommodation and represents a stable, income-producing town-centre investment.

Component	Level	Tenant	Floor Area		Rent	Lease Details
			Sq. m .	Sq. ft.		
20 Front St	Ground Floor	Family Auction (Relate) (Tenant been in for 19 years)	58.3	627.5	£8,000	6-year (IRI) lease, 11 Aug 2025 – 10 Aug 2031 Open market rent review at year 3 Mutual break at year 3
20a Front St	First Floor	Made 2 Sparkle NE Ltd (Private)	46.8	503.7	£5,200	5-year (IRI) lease, 19 May 2026 – 18 May 2031 No Rent Review Tenant break at year 3

Tenure
Freehold

Price

£160,000

Yield

Offers an attractive yield of approximately 8.25 % based on the current passing rent.

Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

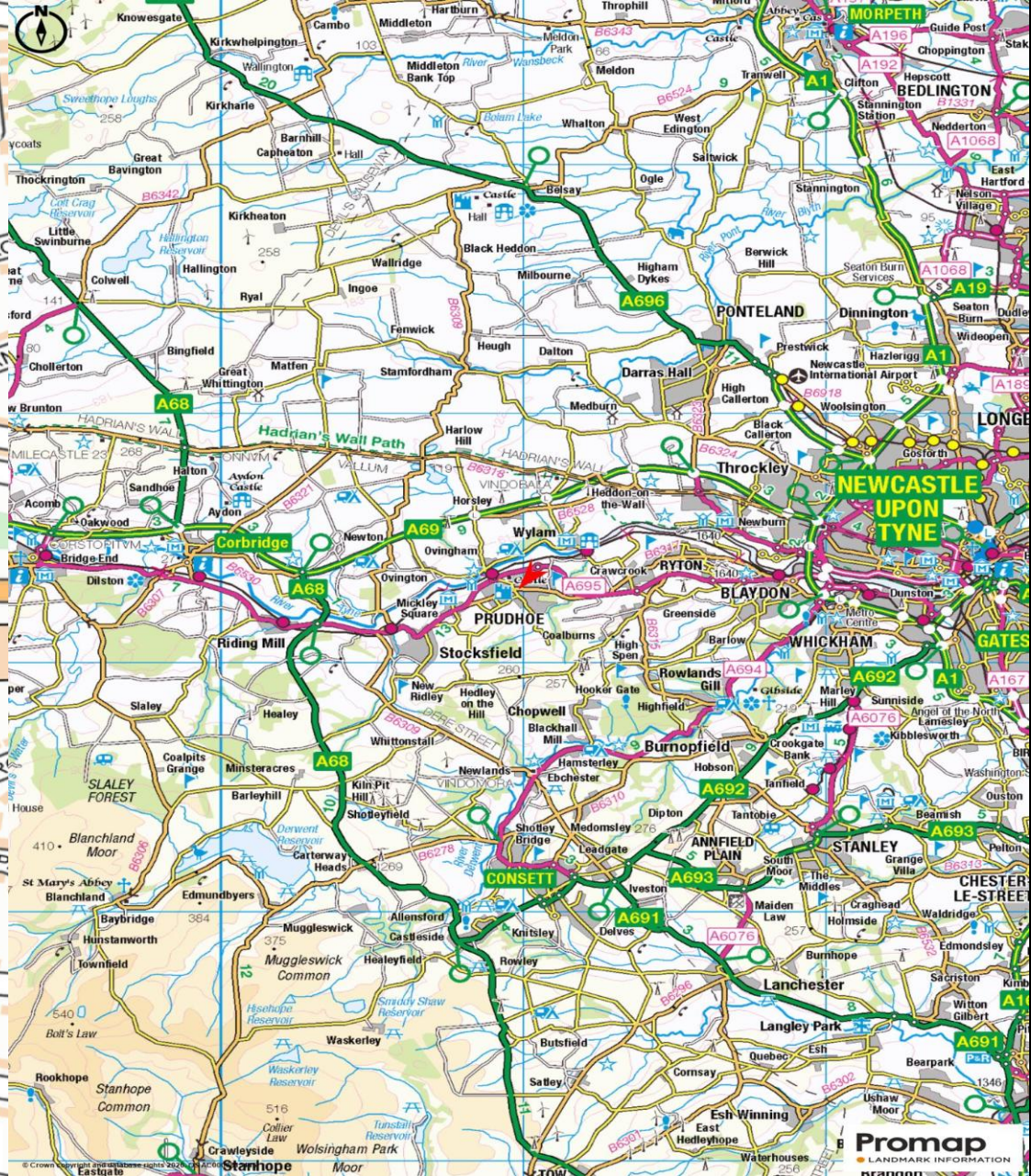
The 2026 Rating List entry is Rateable Value £7,700 (20 Front Street)

The 2026 Rating List entry is Rateable Value £4,300 (20a Front Street)

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 I531 (Version 1) Prepared 24th August 2026



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