



38 Queen Street Amble, NE65 0BZ

- Attractive Two Storey Mid-Terrace Property
- Floor Area 75.55 sq.m. (813.22 sq.ft.)
- Retail/Office Space on Prime Main Road
- Available Vacant Possession (from April 2026)
- Suitable for a Variety of Uses (stpp)
- On Street Parking
- New Lease Terms Available
- No/Low Rates

Rent: £12,000 per annum

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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

We are pleased to present to the market this well-positioned, mid-terrace, two-storey sandstone property, complete with a pitched slate roof. The ground floor comprises a versatile office/retail area along with W.C. facilities, while the first floor offers additional office accommodation, a kitchen, and further W.C. facilities. The property will be vacant possession, as of April 2026.

External

Yard to the rear is shared.

Floor Area

Area	sq. m.	sq. ft.
Ground Floor		
Office/retail	23.02	247.75
W.C	1.42	15.28
First Floor		
Office	12.23	131.64
Office	25.72	276.86
Store	1.76	18.94
Kitchen	8.90	95.84
W.C	2.50	26.91
Total	75.55	813.22

Rent

£12,000 per annum

Terms

New lease terms available

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £7,100

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

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Important Notice

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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: I421

Prepared 16th March 2026

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