



Mixed Use Investment

58 Bondgate Within, Alnwick, Northumberland NE66 1JD

- Ground Floor Retail / First Floor Office / Four Storey Workshop
- Fully Tenanted with Anchor Tenant being WH Smith
- Huge Scope to Convert Workshop into Two/Three Flats stpp
- Rental Income £32,100 per annum
- Net Internal Area 4,708 sq. ft. (437 sq. m.)
- 8.03 % Yield on Asking Price
- Town Centre Location within Affluent Historic Market Town
- Excellent Footfall

Price: £399,950 Freehold

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Location

The property is located in the historic Northumberland market town of Alnwick, Bondgate Within 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 generation. Bondgate Within 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 Castle, home of the Duke and Duchess of Northumberland, renowned for its beautiful gardens and referred to as the "Windsor of the North".

The Premises

We are delighted to bring to the market this fully tenanted mid terrace two/four storey property consisting ground floor retail unit, first floor retail unit/office and four storey workshop. There is huge scope to convert the workshop to two or three flats stpp giving stunning views overlooking Alnwick Castle. The property is in good condition with the Shak recently having a new high spec insulated flat roof in 2023 and WH Smith unit having new roof slate / felt being renewed in 2022.

The floor areas are as follows:

Area	Sq. ft.	Sq. m.
58 Bondgate Within		
Ground Floor	1,345.9	125.03
Shak, Greenwell Road		
First Floor	1,361.2	126.45
R C Scott Greenwell Road		
Ground/First/Second/Third	2,001	185.89
Net Internal Area	4,708.1	437.39

Description

58 Bondgate Within, Alnwick NE66 1JD

Tenant: W H Smith Retail Holdings Limited

Term: 5 year lease from 1st September 2022 to 31st August 2027 (tenant break 1st September 2025) (IRI)

Rent: £21,500 per annum

Shak, Greenwell Road, Alnwick NE66 1HB

Tenant: Shak (safe homes and Kindness)

Term: 5 Year Lease from July 2023 (IRI)

Rent: £6,600 per annum

R C Scott Greenwell Road, Alnwick NE66 1HB

Tenant: Mr Straker

Term: 1 Year lease from December 2014 (rolling over) (IRI)

Rent: £4,000 per annum

Tenure

Freehold

Price

£399,950

Total Rental Income

£32,100 per annum

Viewing

Strictly by appointment through this office.

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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Amended 06th October 2023



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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