



1-3 Bede Street, Amble, Northumberland NE65 0EA

- Ground Floor Retail Unit
- New Flexible Lease Terms
- Well Presented Unit
- Prominent Corner Position
- Excellent Passing Trade
- Separate Outhouse/Stores
- Floor Area circa 87.9 sq. m. (946 sq. ft.)
- Former Vets but Suitable for a Variety of Uses
- Court Yard with Electric Roller Door
- Small Business Rate Relief

Rent: £12,500 (+vat) per annum

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Location

The unit is prominently located at the corner of Bede Street and Albert Street (A1068), the main route into Amble. Amble is a charming town and seaport on the North Sea coast of Northumberland, an area renowned for its outstanding natural beauty and a popular destination for tourists year-round. Situated along the A1068, which runs north to south along the East Coast, Amble is easily accessible. The town is also conveniently close to the A1, providing direct access to Newcastle upon Tyne, approximately 30 miles to the south, and Edinburgh, around 80 miles to the north. Additionally, the nearby Alnmouth Station offers East Coast Mainline rail links between Edinburgh and London.

Description

We are pleased to present this attractive end-terrace sandstone property to the rental market. The property comprises a ground-floor retail unit with office space, W.C. facilities, and a separate outhouse accessible off a small court yard via electric roller shutters. Previously occupied by a veterinary practice, the unit offers versatility and would be suitable for a range of uses, subject to the appropriate use class. It benefits from gas central heating and double-glazed windows, ensuring comfort and efficiency.

Area	Sq. m.	Sq. ft.
Office/ Retail	43.1	463.91
Office	12.0	129.16
Office	7.50	80.72
W.C	3.52	37.88
Outhouse 1	13.14	141.43
Outhouse 2	8.69	93.53
Total	87.95	946.63

Rent

£12,500 (+vat) per annum

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £4,900

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

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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.

Ref: I176 (Version 2)

Updated May 2025

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