

Retail | Eateries | Pubs | Leisure | Care | Hotels



## 66 Queen Street, Amble, Northumberland NE65 0DD

- Ground Floor Retail Unit
- Previously Traded as a Bakers/Cafe
- New Flexible Lease Terms Available
- Town Centre Location
- Floor Area 106 sq. m. (1,148 sq. ft.)
- Suitable for a Variety of Uses (stpp)
- Excellent Passing Trade
- No/Low Rates

**Initial Rent £9,600 per annum**

# BUSINESS FOR SALE

## Location

The subject unit is prominently situated on Queen Street in Amble, Northumberland. Amble is a popular North East Coastal town with a sizeable expanding community and attracts a high number of visitors throughout the year. Queen Street is the main trading location in the town. Other retailers include nationals such as Tesco and Boots as well as many local independent retailers, public houses etc.

## Description

The unit is located on the ground floor of a two storey mid terrace sandstone property with pitched slate roof.

The floor area being 106.75 sq. m. (1,148.8 sq. ft.) consists open plan customer waiting /service area, kitchen, prep area, store and 2 x W.C facilities.

## Tenure

Leasehold – A new lease is available subject to terms and conditions.

## Initial Rent

£9,600 per annum  
(rising to £10,800 per annum from Year 2)

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £9,800

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.

## 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 H897 (Version 1)**  
**Updated May 2025**

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