



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

- Ground Floor Retail Unit
- Two Bedroom First Floor Flat
- Well Presented Unit
- Prominent Corner Position
- Excellent Passing Trade
- Separate Outhouse/Stores
- Commercial Floor Area circa 87.9 sq. m. (946 sq.ft.)
- Flat Floor Area circa 79 sq.m. (850.34 sq.ft.)
- Court Yard with Electric Roller Door
- Small Business Rate Relief

Freehold: Offers in Excess of £180,000

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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 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.

The two bedroom flat is accessible separately and has recently been redecorated, benefitting from being carpeted throughout, tiled bathroom, central heating

Area	Sq. m.	Sq. ft.
Retail Unit	66.12	711.67
Outhouse 1	13.14	141.43
Outhouse 2	8.69	93.53
Flat	79.00	850.34
Total	166.95	1,796.97

Price

Offers in Excess of £180,000

Tenure

Freehold

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.

Council Tax – Flat

Band A

EPC Rating

C

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: I176a

Prepared 27th June 2025

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