



Commercial Investment

38 Queen Street, Amble, Northumberland NE65 0BZ

- Attractive two storey mid-terrace sandstone building
- Freehold investment producing 7.2% yield
- Rental Income £7,200 per annum
- Total area 75.55 m² (813.22 ft²)
- Fully let to Amble Insurance Services
- Tenants lease expires February 2026
- Prime position on main trading thoroughfare
- On Street Parking

Price: £100,000 Freehold

COMMERCIAL

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 is currently occupied by Amble Insurance Services.

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

Price

£100,000

Yield

7.2 % Based on the asking price of £100,000

Rental Income

£7,200 per annum

Tenancy Agreement

The unit is let to Amble Insurance Services their current lease come to an end in February 2026.

Tenure

Freehold – The ground floor unit next door has been sold on a 999 year lease from 7th February 2020

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £6,200

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

To follow

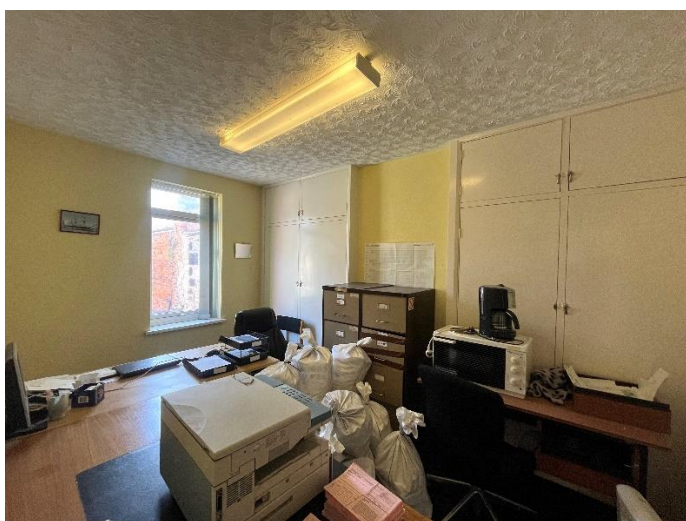
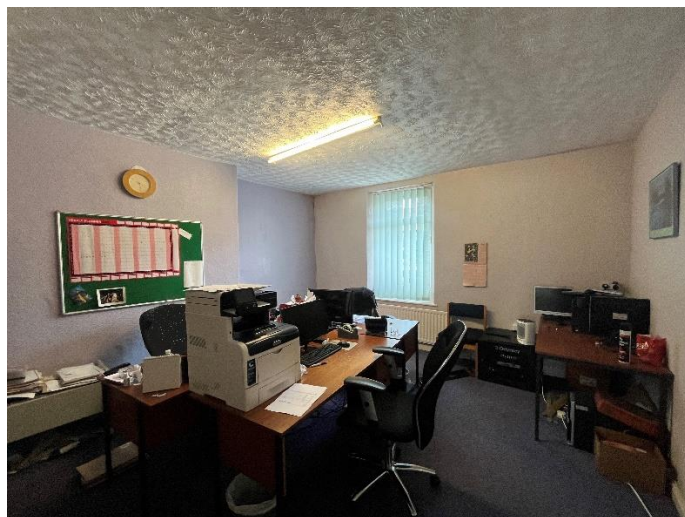
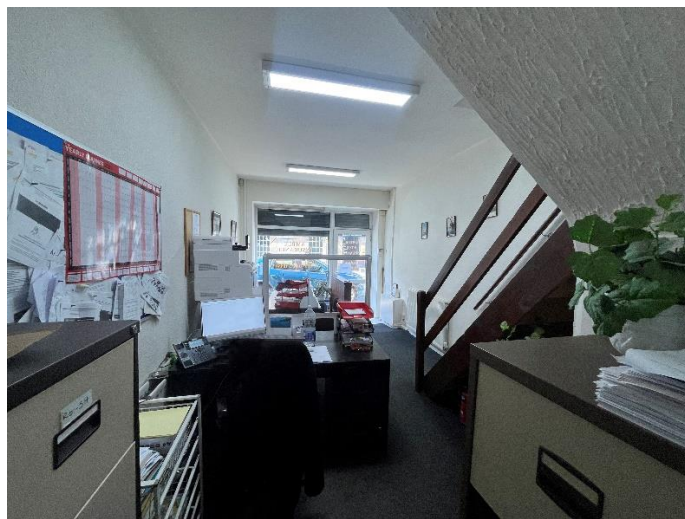
Important Notice

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: I288 (Version 2)

Prepared 13th August 2025

COMMERCIAL



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.

R573