



56 Queen Street, Amble, Northumberland NE65 0BZ

- Two storey retail unit & office premises
- Net internal area 85.2 sq. m. (917 sq. ft.)
- Open plan layout with office, kitchen, and W.C
- Prime position on Queen Street, Amble town centre
- Potential business rates relief available (subject to status)
- Suitable for various uses, subject to consents
- On street parking

Rent: £10,000 per annum

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Location

The property is located on Queen Street which forms part of a dynamic neighbourhood with an attractive mix of shops, cafés, convenience stores, and takeaway outlets, including Heron Foods and Tesco close by.

Amble is a small town and sea port on the North Sea coast in Northumberland an area of outstanding natural beauty and visited throughout the year by tourists around the world. The town is situated on the A1068 which runs from north to south along the Northern East Coast Line. Amble also lies near the A1 providing easy access to the nearest city Newcastle upon Tyne approximately 30 miles south and also to Edinburgh in Scotland around 80 miles north. There is an east coast mainline railway link between Edinburgh and London which runs via the nearby Widdrington Station.

Description

The premises comprise a ground floor and part first floor unit within a traditional stone-built, two-storey terrace property, complete with a pitched slate roof.

The ground floor provides predominantly open-plan accommodation, incorporating an office, kitchen, and W.C. facilities. To the rear, a staircase leads to the first floor, which offers additional storage space.

The unit is prominently positioned at the centre of the town's principal retail thoroughfare, with excellent window frontage, gas central heating, and newly installed LED lighting. Previously occupied by an estate agency, the property is well-suited to a wide range of potential uses, subject to the necessary planning consents and use class.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Retail/Office	41.88	450.79
Office	9.25	99.57
Kitchen	10.01	107.75
W.C	3.06	32.94
First Floor		
Store Room	21.07	226.8
Net Internal	85.27	917.84

Rent

£10,000 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 £9,000

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

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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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