



1A, 1B, 1C, 1D Market Place, Alnwick, Northumberland NE66 1HS

- Planning granted to convert building into a large two storey cafe / restaurant
- Stunning two storey building
- Large proportion of the conversion carried Out
- Floor area 224.6 sq. m. (2,417.6 sq. ft)
- Prime town centre location within historic market town
- Excellent investment opportunity

Price £375,000 Freehold

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Location

The property is located in the Market Place of the historic Northumberland market town of Alnwick. Alnwick offers a real sense of history entered through the archway in Bondgate Tower, a 15th century stone three storey gatehouse. Nearby is the visitor attraction of Alnwick Castle, home of the Duke and Duchess of Northumberland, renowned for its beautiful gardens and referred to as the "Windsor of the North"

Description

A stunning two storey property which formerly consisted 3 retail units, and upper store.

After a long process our client was granted planning permission in November 2023 to convert the existing lay out of the building into a large cafe / restaurant. Since planning was granted works have been on going with a large proportion of the build being carried out this includes 2 Accoya handmade sash windows being manufactured and installed, internal walls knocked through and taken back to brick and much more.

The end unit is currently occupied by Clippers for Men (Barbers), under the new planning permission this area has been assigned as a kitchen for the restaurant.

This is a genuine sale with our client having to take on another project.

Services

The Café/Restaurant has Three-phase electricity.

Listed Building

The right-hand building with pink render is grade II listed.

Floor Area

224.6 sq. m. (2,417.6 sq. ft)

Planning Applications

REF: 24/01969/LBC

Listed Building Consent to replace 5no. non original timber windows on second floor to traditional style windows.

Decision: Application Permitted

Date: Fri 16 Aug 2024

REF: 24/00861/DISCON

Discharge of Condition 3 (Ecology) pursuant to planning permission 23/03084/FUL

Decision: Application Permitted

Date: Fri 03 May 2024

REF: 24/00858/DISCON

Discharge of conditions 6(Ecological Mitigation) on approved application 23/03085/LBC.

Decision: Application Permitted

Date: Fri 03 May 2024

REF: 24/00168/DISCON

Discharge of condition 4 (Window Details) on approved application 23/03084/FUL.

Decision: Application Permitted

Date: Tue 30 Apr 2024

REF: 24/00127/DISCON

Discharge of conditions 3 (Thermal Lining), 4 (Windows) and 5 (Fire Places) on approved application 23/03085/LBC.

Decision: Partial Consent / Partial Refusal

Date: Tue 30 Apr 2024

REF: 23/03084/FUL

Conversion of ground floor Units A, B and C (barber shop, cafe and salon) plus first floor commercial unit into larger cafe / restaurant. Splitting of Unit D into 2no. commercial units. Conversion of 2no. 1 bed apartments into 1no. serviced accommodation unit.

Decision: Application Permitted

Date: Mon 13 Nov 2023

REF: 23/03085/LBC

Listed Building Consent for splitting of ground floor Unit 1D into 2no. commercial units. Conversion of 2no. 1 bed apartments into 1no. serviced accommodation unit.

Decision: Application Permitted

Date: Mon 13 Nov 2023

Tenure

Freehold

Price

£375,000

Viewing

Strictly by appointment through this office.

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.

Ref: I147a (Version 1)

Prepared: 06th September 2025

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