



Elmsleigh House, High Street, Rothbury NE65 7TH

- Ground Floor Self Contained Retail/Office
- Floor Area 26.17 sq. m (281.7 sq. ft.)
- Fully Refurbished Throughout
- Town Centre Location
- Suitable for a Variety of Uses (STP)
- Also Available to Purchase

Rent: £4,800 per annum

COMMERCIAL

Location

Rothbury is known locally as the Capital of Coquetdale and is built on a sandstone hillside. It offers an excellent range of amenities including shops, bars, restaurants, art galleries and much more. Rothbury lies near the centre of rural Northumberland, 12 miles from Alnwick, 15 miles from Morpeth and 29 miles from Newcastle upon Tyne. As such it has been a local centre since the 13th century and at various times had a castle, a market and magistrate's court. Nearby Cragside House and Gardens, home to Lord Armstrong is perhaps the most famous attraction in the area.

Description

A rare opportunity to rent this recently refurbished, self-contained ground floor retail/office unit, forming part of a three-storey mid-terrace sandstone property. Ideal for a variety of tenants, the unit offers a clean, modern and flexible space suitable for a variety of uses (subject to necessary consents).

The accommodation extends to approximately 26.17 sq. m (281.7 sq. ft.) and features a fully open-plan layout, providing excellent versatility for a range of business types. It includes a kitchen bench with sink and running water, strip fluorescent lighting, fire alarm system, and secure roller shutters to the frontage.

The property has recently undergone a comprehensive refurbishment, ensuring it is presented to a high standard throughout and ready for immediate occupation.

Floor area

26.17 sq. m (281.7 sq. ft.)

Tenure

Leasehold

Rent

£4,800 per annum

Rateable Value

TBC

Viewing

Strictly by appointment through this office.

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.

Ref: H803C (Version 1)

Updated October 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