



29-31 Market Street, Alnwick, Northumberland NE66 1SS

- Freehold betting office & residential ground rent investment
- Secure national covenant through William Hill
- Rental income £22,000 per annum
- Net internal area 113.4 sq. m. (1,220 sq. ft.)
- 5-year lease from 11th February 2025
- Gross yield of 9.77 % on the purchase price
- Residential above sold off on four long leases
- We understand William Hill have been tenants for 30+ years

Price: £225,000 Freehold

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Location

The property is located in the historic Northumberland market town of Alnwick, Market Street is a wide spacious road fronted by attractive shops. It is loved for its mixture of family run shops that have been located on the street for generations. Bondgate Within offers a real sense of history as the street is 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

The property comprises a mid-terrace, three-storey building arranged as a ground-floor betting office, with the upper floors comprising four residential flats that have been sold off on long leases.

The betting office provides a net internal area of approximately 113.4 sq m (1,220 sq ft).

The ground-floor unit is let to William Hill on a 5-year lease from February 2025, producing a current rent of £22,000 per annum, reflecting a net initial yield of approximately 9.77%.

The property offers a secure and attractive retail investment, underpinned by a strong national covenant, and is located within a densely populated catchment area, providing steady local footfall and repeat trade.

Tenant

William Hill is part of Evoke Plc (formerly 888 Holdings Plc)

Lease Terms

5 years from 11.02.2025. There is a tenant break in 4th year FR&I by way of service charge.

Notice

The building also comprises four residential flats, all of which have been sold off on long leases. Two flats are held on 100-year leases from 2019, one flat on a 120-year lease from 2024, and one flat on a 999-year lease from 1996. All leases are subject to a peppercorn ground rent.

Section 5b notices under the Landlord and Tenant Act 1987 have been served on the qualifying residential long leaseholders.

Rental Income

£22,000 per annum

Tenure

Freehold

Price

£225,000

Yield

Gross of 9.77 % on the purchase price

Viewing

Strictly by appointment through this office.

EPC Rating

D

Current Rateable Value

The 2025 Rating List entry is Rateable Value £18,250

Future Rateable Value

From 1st April 2026 Rating List entry is Rateable Value £17,500

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.

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Prepared: 15th December 2025

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