



Mixed Use Investment

44- 46 Main Street, Seahouses, Northumberland NE68 7RQ

- Two commercial units with residential holiday accommodation above
- Ground floor office - Let to Northumbria Coast & Country at £18,000 per annum
- Ground floor retail - Let to independent gift shop at £6,600 per annum
- First Floor Three-bedroom holiday let producing £25,000 per annum
- Large rear compound with parking and portable cabin
- Site area circa 0.141 acres (570 sq. m.)
- Central coastal village position in an area of outstanding natural beauty
- Opportunity for future development, STPP

Price: £575,000 Freehold

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Location

The property occupies a prime position in the heart of Seahouses. Seahouses is a large village on the North Northumbrian Coast an area of outstanding natural beauty, and is approximately 12 miles north of Alnwick. Seahouses also has a working fishing port which also serves the tourist trade in the embarkment point for visits to the Farne Islands.

Description

We are pleased to present this two-storey, end-terrace sandstone property, comprising two fully tenanted ground floor commercial units and a first-floor three-bedroom holiday apartment.

No.46 – Ground Floor Offices: Extending to approximately 70 sq. m (753 sq. ft.), this unit comprises an open-plan office, two additional offices, a kitchen, and two WC facilities. The premises are exceptionally well-presented and currently let to Northumbria Coast & Country, a holiday letting management company.

No.44 – Ground Floor Retail Unit: A self-contained retail unit featuring an open-plan sales area and WC facilities, presently occupied by North Shore, an independent gift shop.

1st Floor, 46 Main Street – A spacious and well-presented three-bedroom apartment offering attractive sea views and generous accommodation throughout. The property comprises a modern fitted kitchen, comfortable living area, well-proportioned bathroom, and dedicated dining space, making it an ideal holiday let. Bedrooms include two super-king-size zip-link rooms with TVs (can be arranged as twins on request) and one twin room with TV.

The apartment has been finished to a high standard with quality fixtures and fittings and benefits from private parking.

Ideally located within walking distance of Seahouses North Beach and the village centre, the property offers excellent convenience, with local amenities close by and popular attractions such as Bamburgh Castle and Alnwick Castle easily accessible. Highly regarded for its location, quality, and comfort, this property presents an excellent opportunity to acquire a versatile coastal apartment in a sought-after Northumberland location. The apartment is currently managed by Northumbria Coast & Country, the ground floor tenant.

External

To the rear of the building is a large compound circa 0.141 acres with a portable cabin currently used by Northumbria Coast & Country and ample parking.

Viewing

Strictly by appointment through this office.

46 Main Street	Ground Floor Office
Tenant	Northumbria Coast & Country
Lease	5 year lease from Nov 2021
Rental Income	£18,000 per annum

44 Main Street	Ground Floor Retail
Tenant	North Shore Gifts
Lease	3 year lease from April 2023
Rental Income	£6,600 per annum

1st Floor 46 Main Street	First Floor 3 Bedroom Flat
Tenant	Short Term Holiday Let
Rental income	Circa £25,000 per annum after commission taken by Northumbria Coast & Country

Tenure

Freehold

Price

£575,000

Rateable Value (44 Main Street)

The 2026 Rating List entry is Rateable Value £4,600

Rateable Value (46 Main Street)

The 2026 Rating List entry is Rateable Value £11,000

Rateable Value (Coastal Haven 1st Floor 46 Main Street)

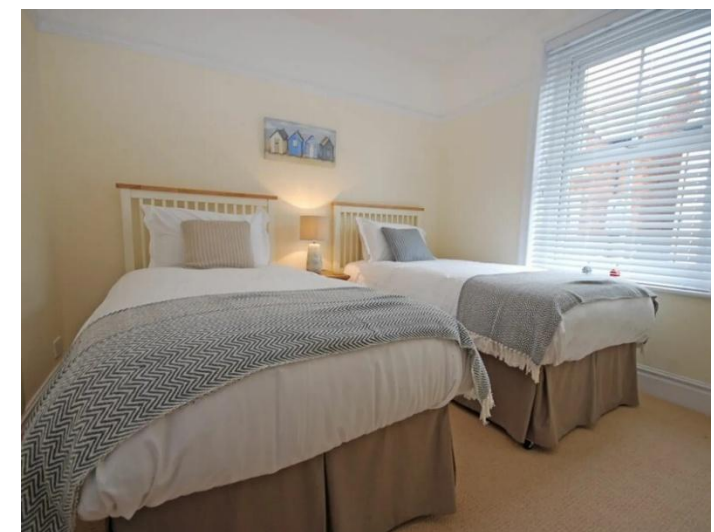
The 2026 Rating List entry is Rateable Value £3,700

Important Notice

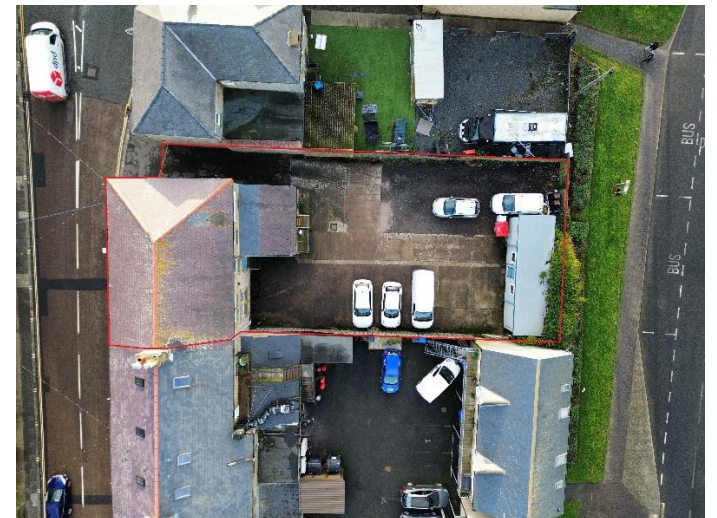
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