



## 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**

# COMMERCIAL

## 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.

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

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

<b>1<sup>st</sup> Floor 46 Main Street</b>	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 1<sup>st</sup> Floor 46 Main Street)

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

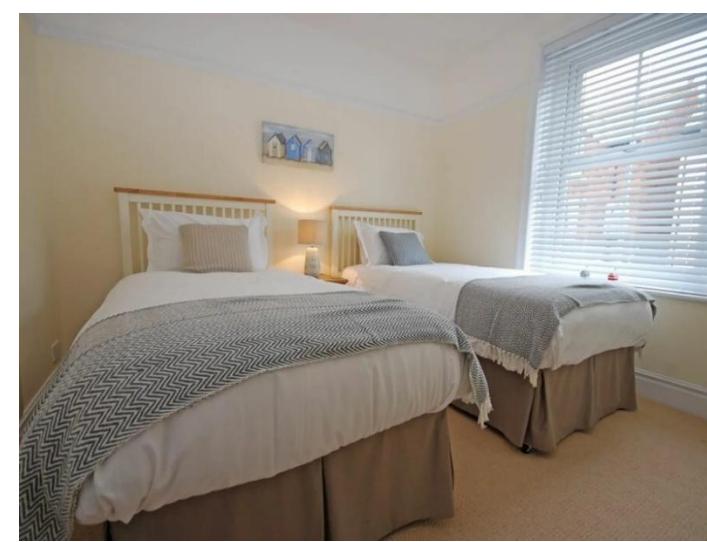
## Important Notice

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.

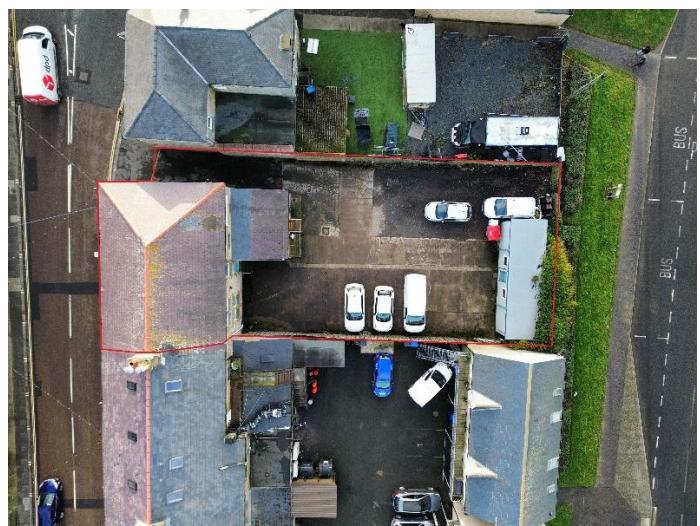
Ref: I373 (Version 2)

Prepared 20<sup>th</sup> January 2026

# COMMERCIAL



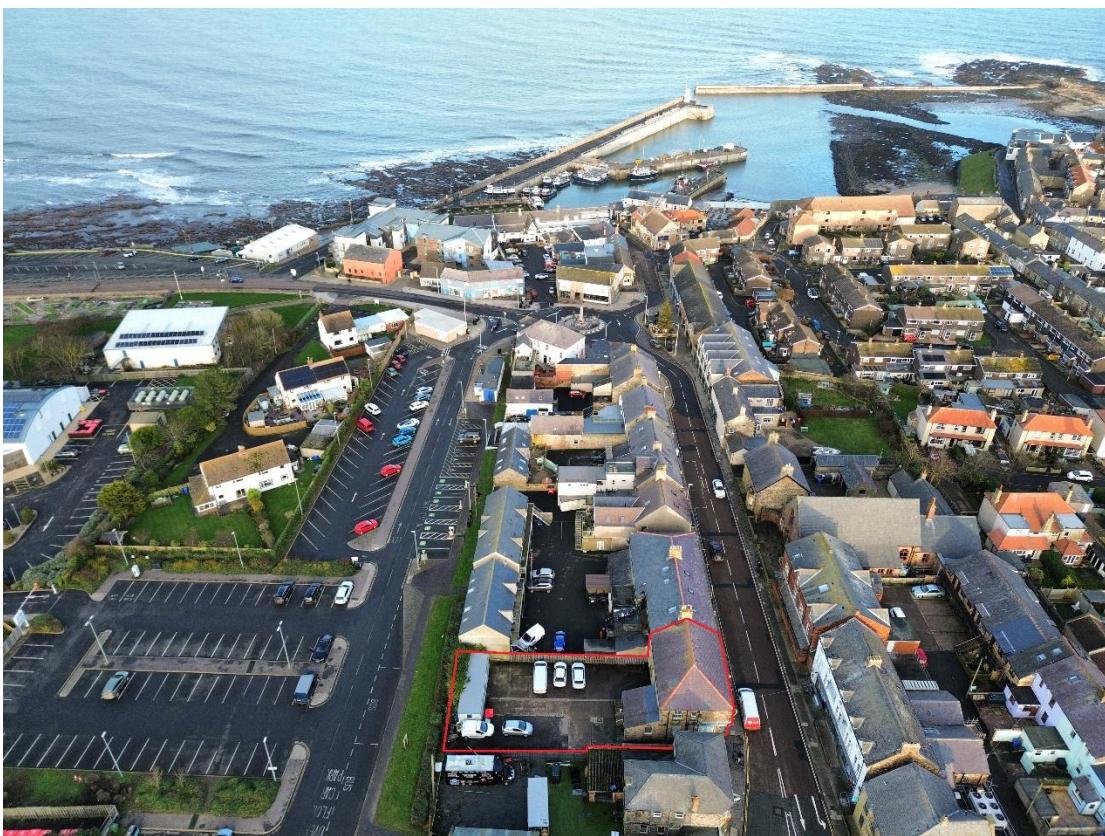
# COMMERCIAL



**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

# 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

# COMMERCIAL

