



## 50/50a Sycamore Avenue, Alnwick, Northumberland NE66 1DT

- Fully fitted takeaway unit ready for immediate occupation
- Spacious four-bedroom maisonette with private entrance
- Prominent position within established residential area of Alnwick
- Net internal area 2,012 sq. ft. (187 sq. m.)
- Suitable for a variety of cuisines
- Garage and low-maintenance rear yard
- Qualifies for zero business rates
- Nil premium required for ingoing tenant

**Rent: £17,500 per annum**

# COMMERCIAL

## Location

The property is situated on Sycamore Avenue within a well-established and densely populated residential area of Alnwick, providing a strong local customer base.

Alnwick is a popular and historic market town in Northumberland, renowned for its attractive blend of independent retailers, traditional family-run businesses, and national operators, creating a vibrant and well-supported local economy. The town also benefits from significant tourist footfall, largely driven by the nearby Alnwick Castle—residence of the Duke and Duchess of Northumberland—together with its internationally acclaimed gardens. Often referred to as the “Windsor of the North,” the castle and its grounds attract visitors throughout the year, further enhancing the commercial appeal of the area.

## Description

An excellent opportunity to acquire a substantial and versatile three-storey detached property, of rendered construction beneath a pitched slate roof, combining a fully fitted takeaway unit with spacious residential accommodation above.

The ground floor comprises a fully equipped former fish and chip shop/pizza takeaway extending to approximately 882 sq. ft. (82 sq. m.). The layout includes an open-plan customer service area, commercial kitchen, preparation room, store room, and staff WC, making it well-suited for immediate reoccupation or alternative food-related uses (subject to the necessary consents).

The residential element is accessed via a private entrance and comprises a well-proportioned four-bedroom maisonette extending to approximately 1,130 sq. ft. (105 sq. m.), arranged over the first and second floors. The first floor offers a bright and spacious living room, modern kitchen, two bedrooms, and a family bathroom. The second floor, incorporating the converted loft space, provides two further bedrooms and a useful office/study area, ideal for home working.

Externally, the property benefits from a recently constructed garage and a generous, low-maintenance rear yard, suitable for parking or outdoor seating/entertaining.

## Tenure

Leasehold – A new lease is available terms and conditions to be agreed.

## Rent

£17,500 per annum (paid monthly in advance)  
£20,000 per annum year 2+

## Deposit

3 months' rent (£4,375)

## Costs

The ingoing tenant is responsible for costs relating to preparation of the lease. Circa £1,800.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £4,750

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax

Band A

## Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## 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: I438 (Version 1)**

**Prepared: 08<sup>th</sup> April 2026**



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