



7a The Wynd, Amble, Northumberland NE65 0LH

- Two storey open plan workshop / garage
- Net internal area 156.4 sq. m. (1,683.8 sq. ft.)
- Prominent position on main A1068 route into Amble
- Lighting, ample power outlets, and on-site WC facilities
- Suitable for various uses, subject to planning permission
- Redevelopment or conversion potential (STPP)
- Zero business rates, subject to eligibility

Offers in the region of £99,950 Freehold

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Location

The unit is prominently located on The Wynd (A1068), the main route into Amble. Amble is a charming town and seaport on the North Sea coast of Northumberland, an area renowned for its outstanding natural beauty and a popular destination for tourists year-round. Situated along the A1068, which runs north to south along the East Coast, Amble is easily accessible.

The town is also conveniently close to the A1, providing direct access to Newcastle upon Tyne, approximately 30 miles to the south, and Edinburgh, around 80 miles to the north. Additionally, the nearby Alnmouth Station offers East Coast Mainline rail links between Edinburgh and London.

Description

A rare opportunity to acquire a substantial and characterful two-storey sandstone property beneath a pitched slate roof, occupying a prominent position and offering excellent potential for a variety of uses (subject to the necessary planning consents).

The ground floor extends to approximately 85.87 sq. m. (924 sq. ft.) and is currently configured as an open-plan workshop space, providing generous working area with good ceiling height. To the rear, there is a smaller enclosed room along with a WC facility.

An internal staircase leads to the first floor, which offers a further 70.56 sq. m. (759 sq. ft.), currently arranged as two separate storage rooms. This level provides flexible space suitable for a range of alternative configurations. The property has been utilised as a workshop for many years and retains a robust, functional layout. However, its traditional stone construction, appealing external appearance, and versatile internal footprint make it well-suited for conversion or alternative uses such as residential, studio, office, or hospitality (subject to planning permission).

Externally, the building benefits from a charming stone façade and a highly visible frontage, adding to its overall appeal and potential.

Area	Sq. m.	Sq. ft.
Ground Floor	85.87	924.29
First Floor	70.56	759.50
Total	156.43	1,683.79

Price

Offers in the region of £99,950

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £5,600

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.

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: I452 (Version 1)

Prepared 24th April 2026

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