



Elmsleigh House, High Street, Rothbury NE65 7TH

- Ground Floor Tenanted Retail Unit
- Floor Area 26.17 sq. m (281.7 sq. ft.)
- Rental Income of £4,800 per annum
- 16% Yield on Guide Price
- Town Centre Location
- 5 Year Lease, December 2025

Auction Guide Price £30,000+

For Sale by Auction. Live Online Auction, bidding starts Thursday 30th April 2026

Terms & Conditions apply, see website www.agentspropertyauction.com

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Location

Rothbury is known locally as the Capital of Coquetdale and is built on a sandstone hillside. It offers an excellent range of amenities including shops, bars, restaurants, art galleries and much more. Rothbury lies near the centre of rural Northumberland, 12 miles from Alnwick, 15 miles from Morpeth and 29 miles from Newcastle upon Tyne. As such it has been a local centre since the 13th century and at various times had a castle, a market and magistrate's court. Nearby Cragside House and Gardens, home to Lord Armstrong is perhaps the most famous attraction in the area.

Description

A rare opportunity to purchase this recently refurbished, tenanted self-contained ground floor retail unit, forming part of a three-storey mid-terrace sandstone property.

Recently tenanted (December 2025), there is a 5 year lease, in place, with a local laundrette/cleaning business, paying a rent of £4,800 per annum (which gives a rental yield of 16%, on the guide price).

The property has recently undergone a comprehensive refurbishment, ensuring it is presented to a high standard throughout.

Floor area

26.17 sq. m (281.7 sq. ft.)

Tenure

Freehold

Auction Guide Price

£30,000+

Auction

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Rateable Value

TBC

Viewing

Strictly by appointment through this office.

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