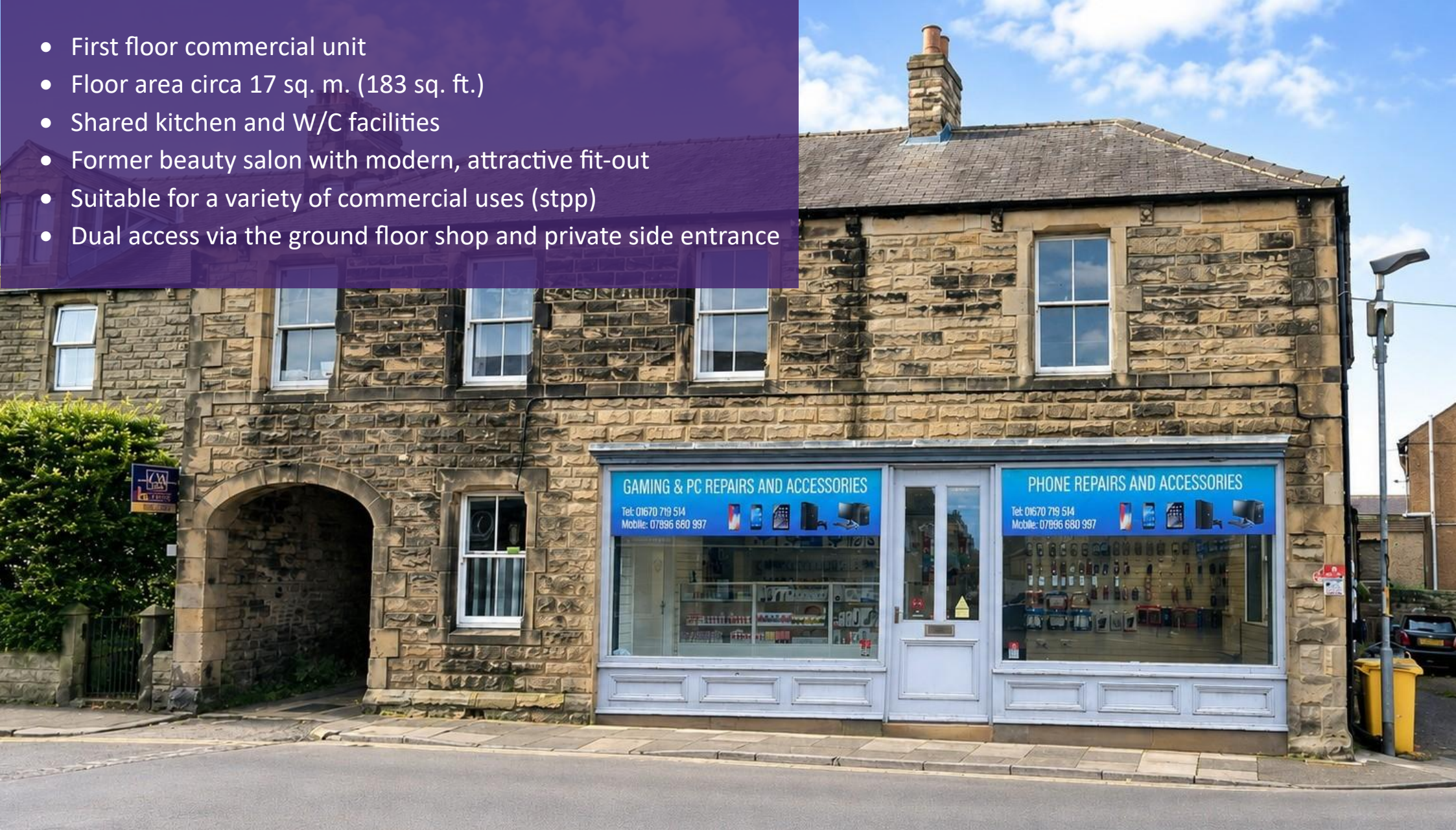


- First floor commercial unit
- Floor area circa 17 sq. m. (183 sq. ft.)
- Shared kitchen and W/C facilities
- Former beauty salon with modern, attractive fit-out
- Suitable for a variety of commercial uses (stpp)
- Dual access via the ground floor shop and private side entrance



**First Floor Office 2,
2-4 Wellwood Street,
Amble, Northumberland NE65 0EW**

**Rent £3,300 per annum
(Includes Water & Insurance)**

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Location

The property is situated on the first floor of a prominent corner building on Wellwood Street, within the heart of Amble town centre. The office benefits from a highly visible High Street position, providing easy access to a range of local amenities, including shops, cafés, restaurants, public houses and professional services. Nearby occupiers include a convenience store, restaurant and other established town centre businesses, contributing to a busy commercial environment. Amble is a popular coastal market town and fishing port located on the Northumberland coastline, attracting both residents and visitors throughout the year.

The town lies on the A1068 and offers convenient access to the A1, providing direct links to Newcastle upon Tyne approximately 30 miles to the south and Edinburgh approximately 80 miles to the north. Rail services are available from nearby Widdrington Station, connecting to the East Coast Main Line.

This central location offers excellent accessibility and is within walking distance of Amble Harbour, local services and public parking facilities, making it an attractive base for small businesses seeking affordable town centre accommodation

Description

Situated on the first floor, this well-presented 17 sq. m. (183 sq. ft.) commercial unit offers a bright and versatile workspace, previously operating as a successful beauty salon. The attractive décor and abundance of natural light create a welcoming environment, making it suitable for a wide range of business uses, subject to any necessary consents.

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The accommodation would be ideal for beauty or aesthetics treatments, nail technicians, massage therapists, office use, counselling or therapy rooms, tattoo artists, creative studios, or other professional service businesses. The unit benefits from access to shared kitchen and W/C facilities located on the first floor, providing convenient amenities for occupiers and clients alike.

Access is available via two separate entrances, through the ground floor retail premises (currently a phone repair shop) and a private independent entrance via the stone archway to the side of the building, offering excellent flexibility for staff and customer access. With its stylish finish, flexible layout, and dual access, this is an excellent opportunity for businesses seeking affordable, ready-to-occupy commercial space in a prominent location.

Floor Area

17 sq. m. (183 sq. ft.)

Tenure

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

Rent

£3,300 per annum (Includes water and building insurance)

Services

The ingoing tenant to pay 20 % of the electricity bill for the whole building.

Fees

The ingoing tenant to pay £500 for the preparation of the lease.



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Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £1,650

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.

Information 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 I487 (Version 1)

Prepared 25th June 2026

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