



- Mid-Terrace Stone Property with Former Café and First-Floor Flat
- Partially equipped café with seating, kitchen, store and W.C
- Self-contained flat offering living room, kitchen, bedroom & bathroom
- Net Internal area 98.43 sq. m. (1,059.49 sq. ft.)
- Prime harbour-front position with sea views
- Ideal for investors seeking a coastal opportunity in thriving Amble

**27/27a Leazes Street, Amble,
Northumberland NE65 0AA**

Mixed Use Property
Tenure: Freehold
Price: £190,000

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Location

Positioned on Leazes Street in the heart of Amble, this property enjoys a superb location directly overlooking Amble Harbour, one of the town's most attractive and well-visited areas. The café benefits from a steady flow of local footfall, boosted significantly by year-round visitors drawn to the harbour, the pier, and the popular Harbour Village retail pods.

The surrounding area offers a strong mix of independent shops, cafés, restaurants, and coastal attractions, creating a vibrant commercial setting ideal for both daytime and evening trade. Leazes Street sits just a short walk from Queen Street, Amble's main retail parade, ensuring excellent connectivity to the wider town centre.

The property is well-served by local transport links, with convenient access to the A1068 for routes towards Warkworth, Alnmouth, and Alnwick, as well as southbound connections to Morpeth and Newcastle. Amble's growing residential catchment and thriving tourism market make this a highly desirable location for operators seeking strong visibility and consistent customer activity. The first-floor flat also benefits from the coastal outlook, offering attractive views across the harbour and providing additional potential for owner-occupiers or investors.

Description

This attractive mid-terrace, stone-built two-storey property with a pitched slate roof occupies a prominent position on Leazes Street, overlooking Amble Harbour. The ground floor comprises a partially equipped former café, featuring a welcoming seating and service area, store, commercial kitchen, and W.C. facilities, extending to approximately 52.85 sq. m. (568.87 sq. ft.).

The first-floor flat, measuring 45.58 sq. m. (490.61 sq. ft.), offers living accommodation with harbour views, including a living room, kitchen, bedroom, and bathroom.

This versatile property would suit a range of uses, making it ideal for investors or owner-operators seeking a mixed-use opportunity in one of Amble's most desirable coastal locations.

Floor Area

98.43 sq. m. (1,059.49 sq. ft.)

Tenure

Freehold

Rateable Value

The 2026 Rating List entry is Rateable Value £2,800

Council Tax

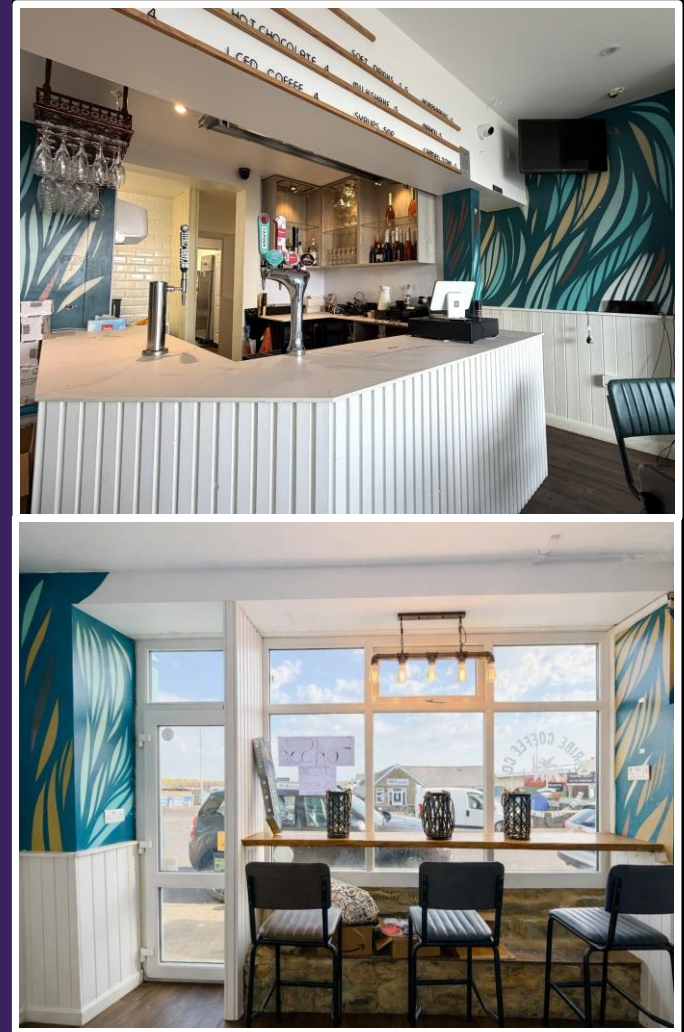
Band A

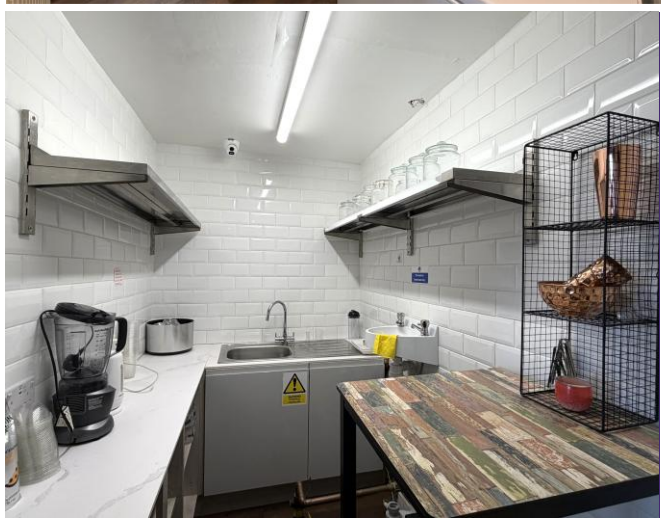
Price

£190,000

Viewing Arrangements

Strictly by appointment through this office.





Accommodation	Net Internal Floor Area	
	Sq. M.	Sq. Ft.
Ground Floor		
Seating/Service Area	35.87	386.10
Store	4.16	44.77
W/C	1.94	20.88
Kitchen	10.88	117.11
Total Ground Floor	52.85	568.87
First Floor		
Living Room	18.9	203.43
Kitchen	10.54	113.45
Bedroom	12.46	134.11
Bathroom	3.68	39.61
Total First Floor	45.58	490.61
Grand Total	98.43	1,059.49

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