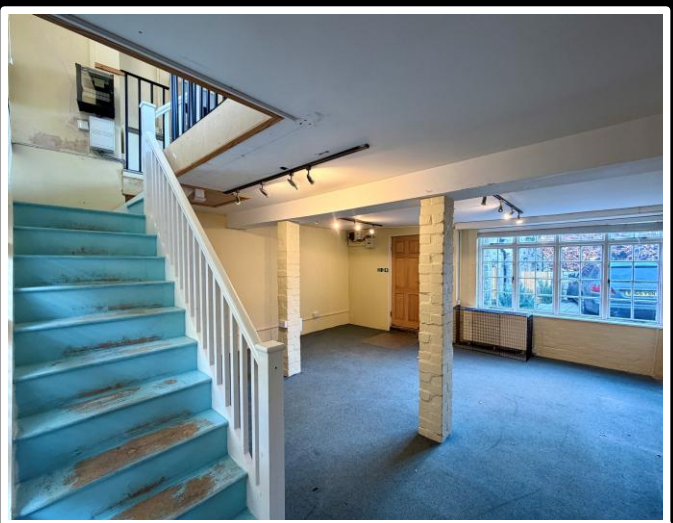
- Substantial former office building in sought-after coastal village
- Ground & first floors 120.44 sq. m. (1,296.4 sq. ft.)
- Boarded loft with natural light 71.37 sq. m. (768 sq. ft.)
- Former holiday accommodation company offices
- Prominent village centre location in sought-after Alnmouth
- Suitable for a variety of uses, subject to planning
- Attractive enclosed courtyard area
- Excellent owner-occupier, investment or development opportunity
- Walking distance to the beach, estuary and village amenities



3 River Bank Road,
Alnmouth,
Northumberland NE66 2RH

Price £485,000 Freehold

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Location

3 River Bank Road occupies a tucked-away position within the heart of the highly sought-after coastal village of Alnmouth, one of Northumberland's most desirable residential and holiday destinations. The property is situated just off Northumberland Street, the village's principal thoroughfare, which hosts an excellent range of independent shops, cafés, restaurants, traditional public houses and local amenities. The property enjoys a peaceful setting along a narrow lane leading from Northumberland Street, offering a degree of privacy whilst remaining only moments from the centre of village life.

Alnmouth's picturesque estuary, beautiful sandy beach, golf course and renowned coastal walks are all within easy walking distance, making the location particularly appealing to owner-occupiers, second-home owners and those seeking holiday accommodation. The village benefits from its own mainline railway station providing direct links to Newcastle upon Tyne, Edinburgh and London, while the nearby A1 offers convenient access throughout Northumberland and the wider region. River Bank Road itself forms part of Alnmouth's historic village centre, an attractive collection of period properties close to the banks of the River Aln and estuary.

Description

A rare opportunity to acquire a substantial and characterful property extending to approximately 191.81 sq. m (2,065 sq. ft.), occupying a discreet yet highly desirable position within the heart of the coastal village of Alnmouth. Situated just off Northumberland Street, the property has most recently been occupied as offices by a holiday accommodation company and is now offered with the benefit of vacant possession. The accommodation 120.44 sq. m. (1,296.4 sq. ft.) is arranged over ground and first floors and comprises a combination of open-plan and private office space, together with storage areas, kitchen facilities and male and female WC facilities. The property offers flexible accommodation suitable for immediate occupation or reconfiguration to suit an incoming purchaser's requirements.

A particular feature of the property is the substantial boarded loft space, extending to approximately 71.37 sq. m (768 sq. ft.). Whilst currently accessed via a ladder, the loft benefits from excellent headroom and four windows providing natural light, creating an attractive additional area with potential for storage, workspace or other ancillary uses, subject to any necessary consents. Historically forming part of a former joiner's workshop and yard, the building retains considerable character and offers significant scope for a variety of uses.

The property may be suitable for continued office use, holiday accommodation, residential conversion, studio space, a gallery, wellness business or other commercial ventures, subject to planning and any required change of use approvals.

Externally, the property benefits from an attractive enclosed courtyard and occupies a unique tucked-away setting within one of Northumberland's most sought-after coastal destinations. The combination of location, character, flexibility and vacant possession presents a rare opportunity for owner-occupiers, investors and developers alike.

Component	**Floor Area**	
Ground Floor	**Sq. m**	**Sq. ft.**
Entrance	10.75	115.71
Office	30.74	330.88
Office	8.91	95.90
Store	10.62	114.31
Men's W/C	1.87	20.12
Ladies W/C	1.87	20.12
First Floor		
Office	19.21	206.77
Office	27.8	299.23
Kitchen	8.67	93.32
Loft	71.37	768.22
Total	**191.81**	**2,064.6**





Access
The property benefits from two principal entrance doors together with rear pedestrian access via an attractive covered archway leading through the courtyard.

Rateable Value
The 2025 Rating List entry is Rateable Value £9,000

Tenure
Freehold

Viewing Arrangements
Strictly by appointment through this office.

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.
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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.

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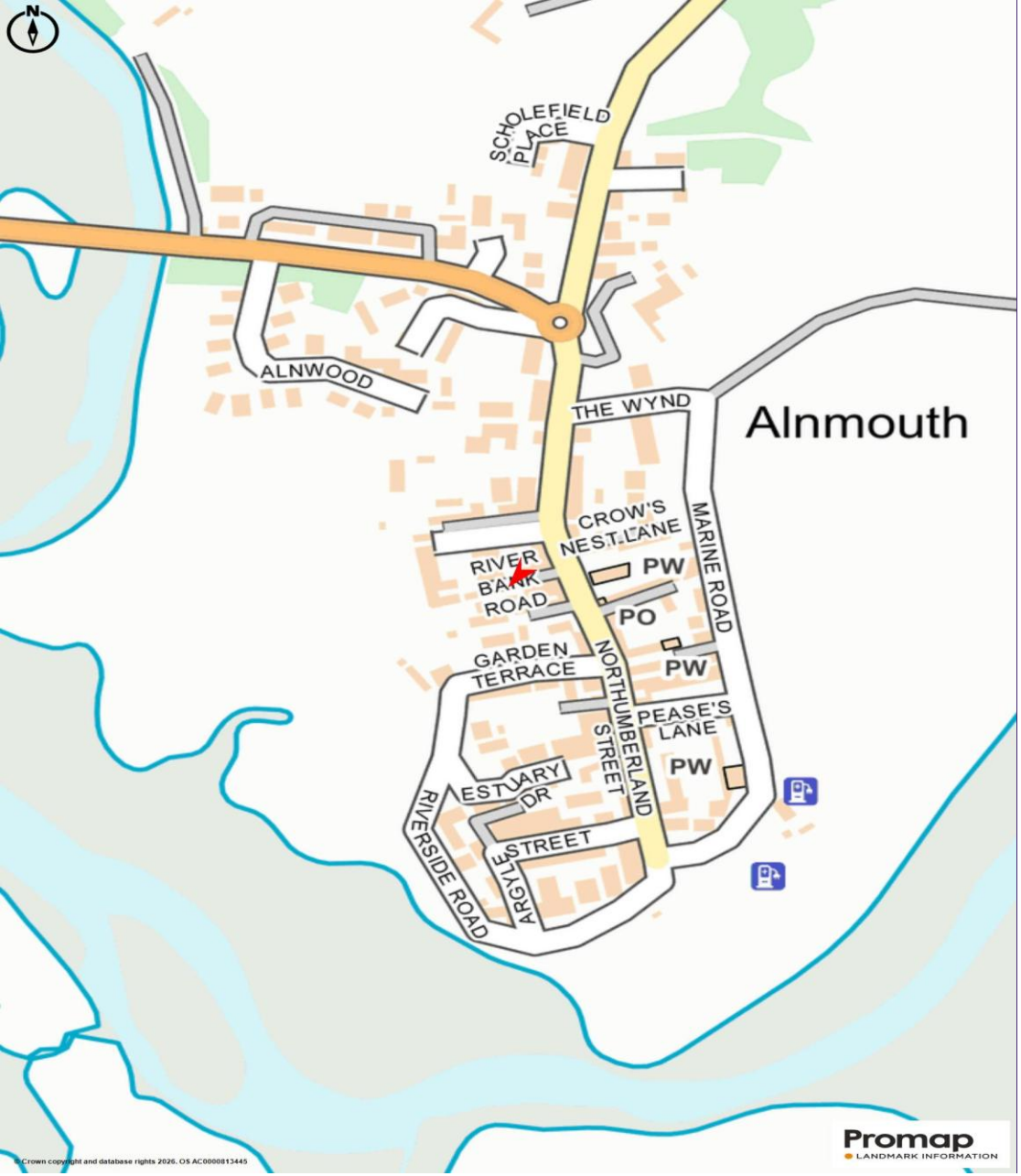






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The Property Ombudsman

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