

- Mixed use investment, over three floors (and basement)
- Tenanted café with upper long-term residential tenant
- Rental income of £18,500 per annum
- Generating a rent yield of 8.4%, on the asking price
- New 5 year lease, on commercial unit (September 2026)
- Pedestrianised popular street
- Well presented throughout
- Close proximity to Alnwick Gardens & Alnwick Castle

5/5a Narrowgate
Alnwick,
NE66 1JH

Freehold: £220,000

RMS | Rook Matthews Sayer





Location
The property is located within the historic Northumberland town of Alnwick.
Narrowgate is one of the oldest and most characterful streets, within the market town. Running south, from the town centre, towards the former town mills, it is a narrow, gently sloping street, lined with historical stone buildings.

The council tested the area, for pedestrianised use, back in 2019, to which received so much positive response, they decided to keep it this way, being a hit, with tourists and locals alike.

Many of the buildings date back as far as the 17th century, featuring local stonework and period shopfronts, which have attracted a great range of businesses, including cafes, bookstores, niche market ideas and some general retail.

Description
The property comprises of a commercial unit, over ground and basement levels, with a residential property, over first and second floors.

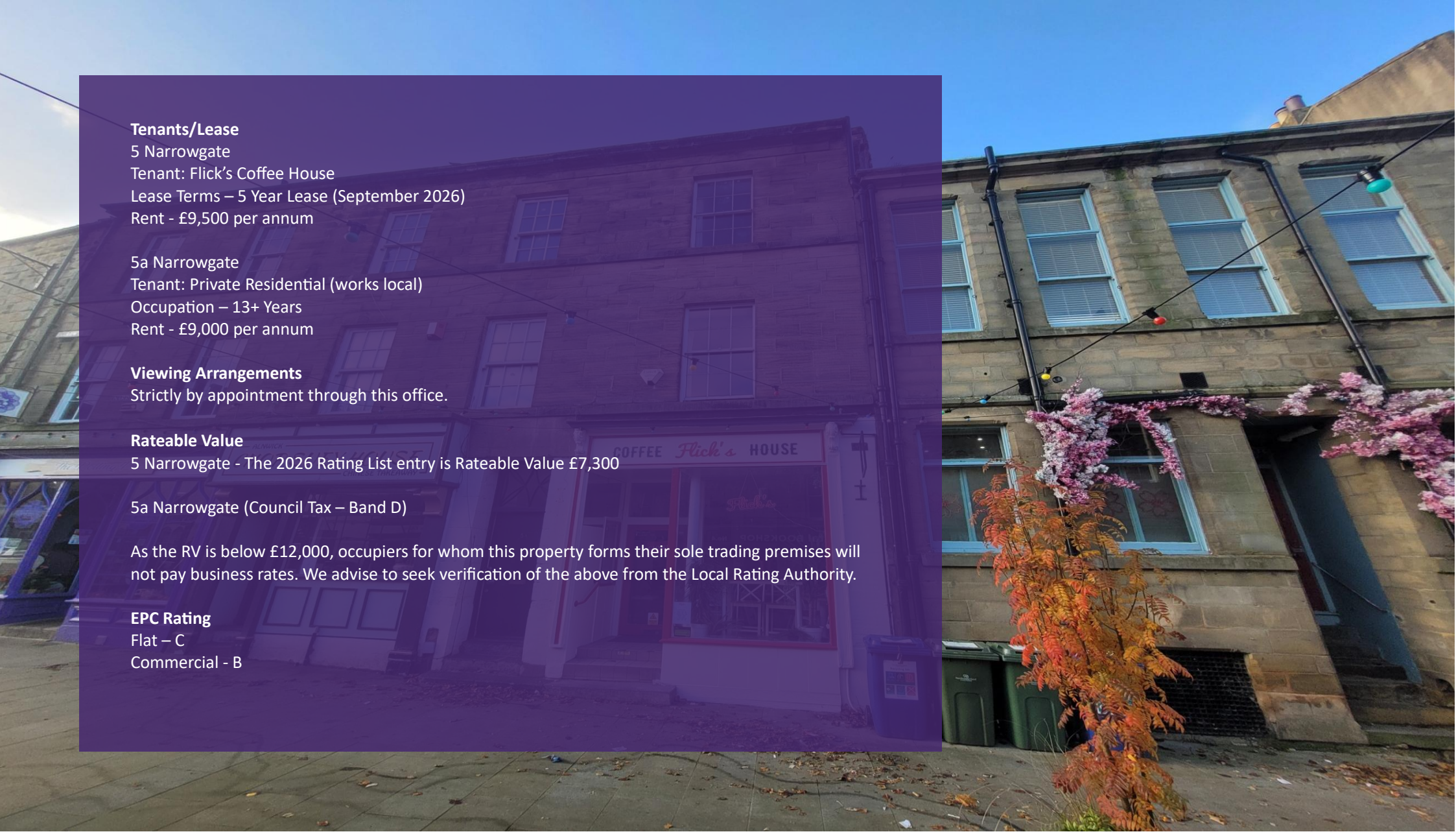
The commercial unit comprises of a café, with the recent tenant taking occupation, in September 2026, with seating area and counter on the ground floor and additional prep kitchen area, in the basement. The unit has historically been a café, over the last 15+ years.

The flat has a cosy layout of living area and kitchen, with utility space, on the first floor and both bedrooms and bathroom, on the second floor.

Price
£220,000

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



Tenants/Lease
5 Narrowgate
Tenant: Flick's Coffee House
Lease Terms – 5 Year Lease (September 2026)
Rent - £9,500 per annum

5a Narrowgate
Tenant: Private Residential (works local)
Occupation – 13+ Years
Rent - £9,000 per annum

Viewing Arrangements
Strictly by appointment through this office.

Rateable Value
5 Narrowgate - The 2026 Rating List entry is Rateable Value £7,300

5a Narrowgate (Council Tax – Band D)

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.

EPC Rating
Flat – C
Commercial - B

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



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 I556
Prepared 2nd November 2026

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer


ALNWICK
Alnwick Moor or Aydon Forest (Inner)
Hulne Park
Denwick
North Demesne
Abbeylands
Alnwick Abbey
Alnwick Weir
Castle
Greensfield Sch
ALNWICK LIONHEART STA
Aln Valley Railway
Cawledge Burn
Denwick Burn
Broxfield
Renningtonmoor
Silvermoor
Goldenmoor
Loaning Head
Heckley Fence
Heckley High Ho
Heckley Ho
Hobberlaw
Rugley Wood
Rugley
Middle Cawledge Park
West Cawledge Park
Longdyke
Townfoot
Deanmoor
Colliery Fm
Black Plantn
Stouphill
Hinding Dean
Earthwork
Holywell
Heiferlaw Tower
Standing Stone
Friars Well
Lady's Well
Abbey Cott
Park Cott
Park Fm
Freemen's Gap
Brizlee Hill
East Brizlee
Tower
Weir
Mon
Alterburn Ho
Infmy
Sch
Cemy
Alndyke
Old Hawkhill
Intake
Stepping Stones
Hotel
Greensfield Moor Fm
East Cawledge Fm
Halt
Greenrigg
Hadwin's Close
Firth
St Margaret's Fm
Dene Ho
Tyelaw
Waterside Ho
Harlaw Hill
Pepperr
Lon
Snable
Broom Ho
Malcolm's Cross
White Cross
St Leonard's Hospital
Denwick Lane End
El Sub Sta
Hocketw
Low Ho
Standing Stone
Earthwork
Hulne Priory
Weir
Heckley High Ho
Heckley Ho
Loaning Head
Broom Ho
Malcolm's Cross
Abbeylands
St Leonard's Hospital
Alnwick Abbey
Park Cott
Park Fm
Abbey Cott
Freemen's Gap
Alnwick Weir
Castle
North Demesne
Denwick
Waterside Ho
Denwick Burn
Snable
Alterburn Ho
Infmy
Sch
Cemy
Alndyke
Old Hawkhill
Aln Valley Railway
ALNWICK LIONHEART STA
Greensfield Sch
Intake
Stepping Stones
Hotel
Greensfield Moor Fm
East Cawledge Fm
Halt
Greenrigg
Hobberlaw
Rugley Wood
Rugley
Hadwin's Close
Firth
St Margaret's Fm
Middle Cawledge Park
West Cawledge Park
Cawledge Burn
Dene Ho
Longdyke
Townfoot
Deanmoor
Colliery Fm
Black Plantn
Stouphill
Earthwork
Hinding Dean
Holywell
Heiferlaw Tower
Renningtonmoor
Broxfield
Silvermoor
Goldenmoor
Harlaw Hill
Pepperr
Lon
Hocketw
Low Ho
Heckley Fence
Heckley Ho
Heckley High Ho
Loaning Head
Broom Ho
Malcolm's Cross
White Cross
St Leonard's Hospital
Denwick Lane End
El Sub Sta
Standing Stone
Earthwork
Hulne Priory
Weir
Friars Well
Lady's Well
Abbey Cott
Park Cott
Park Fm
Freemen's Gap
Brizlee Hill
East Brizlee
Tower
Weir
Mon
Alterburn Ho
Infmy
Sch
Cemy
Alndyke
Old Hawkhill
Intake
Stepping Stones
Hotel
Greensfield Moor Fm
East Cawledge Fm
Halt
Greenrigg
Hadwin's Close
Firth
St Margaret's Fm
Dene Ho
Tyelaw
Waterside Ho
Harlaw Hill
Pepperr
Lon
Snable
Broom Ho
Malcolm's Cross
White Cross
St Leonard's Hospital
Denwick Lane End
El Sub Sta
Hocketw
Low Ho
Heckley Fence
Heckley Ho
Heckley High Ho
Loaning Head
Broom Ho
Malcolm's Cross
Abbeylands
St Leonard's Hospital
Alnwick Abbey
Park Cott
Park Fm
Abbey Cott