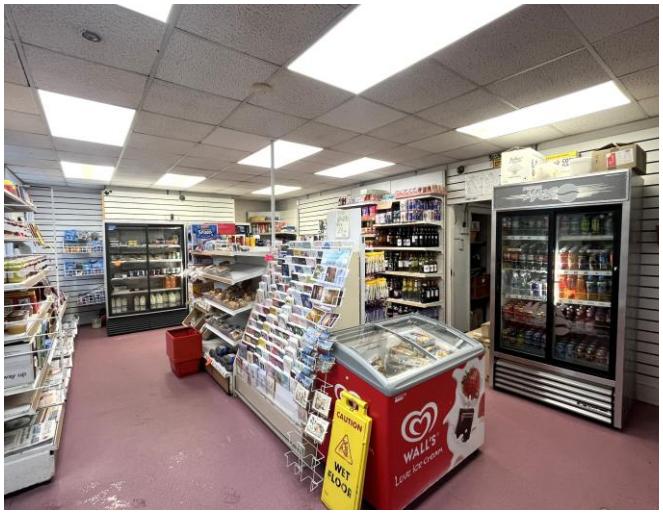
- Established Village Store/Post Office
- Newsagent, general dealer, off licence & post office
- Net internal area 80.11 sq. m. (862 sq. ft.)
- Prominent main street location in affluent village of Warkworth
- Grade II listed early nineteenth-century stone property
- Genuine retirement sale with lifestyle business opportunity
- New 999-Year Leasehold Interest Available




**Warkworth Village Store**
4 Dial Place, Warkworth,
Northumberland NE65 0UR

**Price £250,000**
**Tenure: 999 Year Lease**

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**Location**

The property is situated in the heart of the highly desirable and picturesque village of Warkworth, one of Northumberland's most attractive and well-visited historic villages. The premises occupy a prominent position on Dial Place within the centre of the village, benefiting from regular passing trade from both local residents and the significant number of tourists who visit the area throughout the year.

Warkworth is best known for the magnificent Warkworth Castle, one of the region's most recognisable landmarks and a major visitor attraction, drawing large numbers of tourists to the village and creating consistent footfall for local businesses.

The village also lies close to the beautiful Northumberland coastline, including Warkworth Beach, which further boosts visitor numbers, particularly during weekends and holiday seasons.

Excellent road links connect the village to the surrounding area, with the A1068 Road and nearby A1 Road providing easy access to nearby towns such as Alnwick and Morpeth, as well as the regional centre of Newcastle upon Tyne approximately 30 miles to the south.

This thriving village community, together with the strong tourist trade generated by Warkworth Castle and the surrounding coastline, provides an excellent trading environment.

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

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**Description**
An exceptional opportunity to acquire a well-established village store/Post Office, situated in the heart of the highly desirable and historic village of Warkworth. The business trades from the ground floor of an attractive Grade II listed early 19th-century property, constructed in squared tooled stone of near-ashlar quality beneath a Welsh slate roof with traditional sash windows.

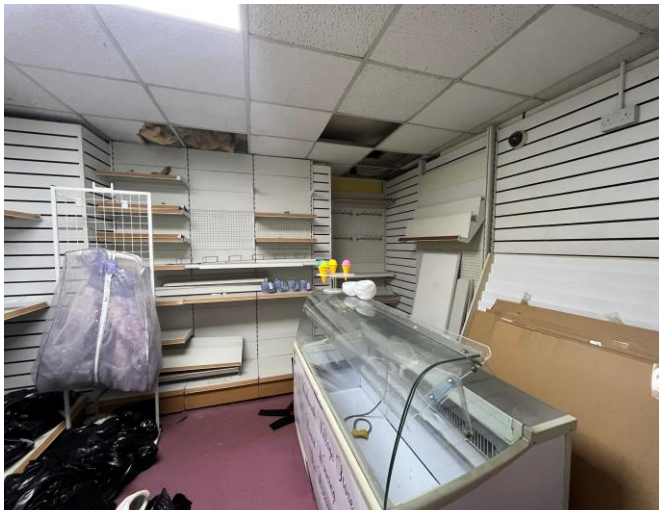
The premises occupy a prominent position on the village's main street, benefiting from excellent visibility and strong passing trade from both residents and visitors to the area, including tourists visiting the nearby Warkworth Castle.

The retail shop is well presented and equipped with a Post Office counter, separate single-point till, and EPOS system, and the business is also an authorised National Lottery retailer. The sales area is fitted with a range of aisle gondolas and wall shelving providing a comprehensive selection of convenience groceries, household goods, beers, wines and spirits, frozen produce, and a large range of local merchandise, gifts and postcards popular with visitors to the village. The business is offered for sale due to genuine retirement.

**Turnover**
Available on request

**Opening Hours**
The business is open 7 days a week from 6:00am – 4:00pm



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**Staff**
The business is run by a husband-and-wife team with the assistance of 1 full time and 1 part time member of staff.

**Price**
£250,000

**Tenure**
The property will be sold on a new 999-year lease, with the title split from the adjoining residential dwelling.

**Viewing Arrangements**
Strictly by appointment through this office.

**Floor Area**

| Area | Sq. m. | Sq. ft. |
|---|---|---|
| **Warkworth Village Store, 4 Dial Place** | | |
| Ground Floor | | |
| Retail Area | 59.18 | 637.0 |
| Store | 13.13 | 141.33 |
| Kitchen/W.C | 7.8 | 83.95 |
| **Total** | **80.11** | **862.29** |

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**Listed Building**
Grade II Listed

**Rateable Value**
The 2026 Rating List entry is Rateable Value £14,750

**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 I409A (Version 1)**
**Amended 11/11/2026**




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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman