



ELM TREE HOUSE, HIGH STREET, ROTHBURY,
NORTHUMBERLAND, NE65 7TE



Elm Tree House, High Street, Rothbury

Mixed use freehold opportunity

- Former café with residential accommodation above
- Redevelopment/conversion potential STPP
- Prominent position on High Street
- Local and Tourist trade

OFFERS IN THE REGION OF: £295,000

GET IN TOUCH

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LOCATION

Rothbury is a popular market town situated in the heart of the Northumberland National Park, approximately 26 miles north of Newcastle upon Tyne. The A697 provides access to the nearby towns of Alnwick and Morpeth and also links with the A1 trunk road approximately 8 miles to the east.

Rothbury enjoys a mix of local trade from both the residents of Rothbury, as well as the surrounding villages, but also benefits from tourist trade from those visiting nearby Craggside (National Trust), Coquet Valley and the National Park. Other occupiers in the town include Co-Op, Boots, RSPCA and a range of other predominantly local traders.

DESCRIPTION

A substantial mixed-use property arranged over basement, ground, first and second floors, occupying a prominent position within the town centre.

Previously operated as a café, the commercial element extends across the ground and first floors, with ancillary basement storage and residential accommodation situated on the second floor. The business has now ceased trading due to retirement, and the property is offered with vacant possession.

The property presents an excellent opportunity for a range of purchasers including owner occupiers, investors, developers or those seeking to convert the building back into a substantial residential dwelling, subject to any necessary consents.

The flexible layout also lends itself to continued commercial use on the lower floors with residential accommodation retained above, offering potential for a live/work arrangement or mixed-use investment opportunity.

ACCOMMODATION

Basement

Ancillary storage accommodation serving the commercial element.

Ground Floor

Former café seating area with frontage onto the street together with service/preparation areas.

First Floor

Additional customer seating area, commercial kitchen facilities and w.c. accommodation.



Second Floor

Residential accommodation suitable for owner occupation or ancillary accommodation to the commercial premises.

Key Features

- Prominent town centre position
- Mixed-use freehold opportunity
- Former café premises arranged over multiple floors
- Basement storage accommodation
- Residential accommodation to the upper floor
- Suitable for owner occupiers, investors or developers
- Potential for conversion back to a single residential dwelling (subject to consent)
- Potential to continue trading commercially with residential accommodation above
- Vacant possession

We have measured the property as providing the following internal floor areas:

Basement:	30.33 sq m	(326 sq ft)
Ground floor:	72.68 sq m	(782 sq ft)
First floor:	47.41 sq m	(510 sq ft)
Second floor:	43.96 sq m	(473 sq ft)
TOTAL	194.38 sq m	(2092 sq ft)

TENURE

The property is understood to be held freehold.

PRICE

Offers in the region of £295,000.

BUSINESS RATES

Description: Café and Premises
Rateable Value: £6,600





POTENTIAL USES

The property offers significant flexibility in terms of future use and occupation. Given the scale and configuration of the accommodation, the building may suit a variety of alternative uses subject to the necessary planning consents, including retail, office, studio, wellness, hospitality or other leisure-related uses. Equally, the existing layout provides scope for further enhancement or reconfiguration to maximise the residential and commercial potential of the property, making it an attractive proposition for both investors and owner occupiers seeking a character property within a well-established Northumberland market town.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Stephanie Dixon Tel: 0191 2610300
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LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF.
Tel: 0345 600 6400

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate Rating of D-88.

A copy of the EPC and Recommendation Report is available on request.



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