

PUBLIC HOUSE FOR SALE

34 Narrowgate, Alnwick, Northumberland, NE66 1JG

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Public house for sale
- Size 292m² (3,143ft²)
- Prominent town centre location

- EPC Rating D89
- May be suitable for a variety of uses STPP

Freehold offers invited

LOCATION

The subject property is located on Narrowgate, Alnwick. Narrowgate is one of the main roads in Alnwick town centre and plays host to a number of local and national occupiers. Narrowgate links with Bondgate Within which provides access to the A1 (M) and Market Street providing access to the west of Northumberland. Narrowgate is within close proximity to local tourist attractions such as Alnwick Castle and Gardens and the River Aln.

Alnwick is an affluent market town approximately 33 miles north of Newcastle upon Tyne and 18 miles north of Morpeth. The town is easily accessed from the A1 motorway which lies immediately to the east of town. The town is an historical market town and the ancestral home of the Duke of Northumberland and Alnwick Castle. Alnwick benefits from a strong rural catchment as well as being a thriving international tourism destination. The development of the Alnwick Gardens dramatically increased tourist numbers to the town.

DESCRIPTION

The subject property comprises an end terrace building arranged over ground, first and second floors. The ground floor comprises a retail/leisure premises which was most recently occupied and fitted out as a bar, while the upper floors provide residential accommodation. The property may be suitable for a variety of uses subject to planning permission and the listed status is to be confirmed.

ACCOMMODATION

Total 292m² 3,143ft²

EPC Rating



RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Public House	£19,250	£8,970.50
And Premises		

We are advised that the rateable value of the premises as at 1 April 2017 is £19,250 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 46.6p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of freehold and offers are invited.

The property is being sold subject to existing covenants and the mines and minerals are reserved. An annual wayleave to provide access along Bow Alley may be made available.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell at Bradley Hall.

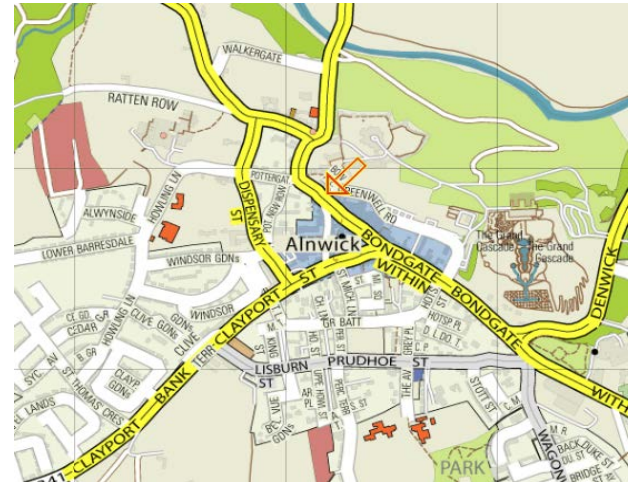
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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

- Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:
- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
 - 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
 - 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- Registered in England No. 07236458
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



0.2 miles from Alnwick bus station



19.7 miles from Morpeth Train Station



1.8 miles from A1(M)
 7.4 miles from A697



33.4 miles from Newcastle International Airport

