

## investments in NE65

Garage and Post Office, Thropton, Morpeth  
Northumberland, NE65 7LU

**£500,000** Guide Price

- ✓ Commercial and Residential Portfolio
- ✓ 3-Bedroom Bungalow
- ✓ 3,000sq ft Garage/Workshop
- ✓ Shop/Post Office and Showroom
- ✓ Rural Northumberland Village Location

COMMERCIAL



# Summary

- Property Type: Investments - Parking: Off Street Price: £500,000

## Description

Pattinson are offering for sale the opportunity to purchase a combination of commercial and residential properties in an idyllic village in the Northumberland countryside. The portfolio comprises a 3-bedroom bungalow, a 3,000+ sqft garage/workshop and village post office as well as the potential to install petrol pumps to the front of the garage. Internally, the workshop comprises of a 2,800sqft workshop as well as smaller offices and workshops. There is also a showroom to the side of the workshop which holds the potential for a car showroom or other professional office space. To the other side of the property there is a retail unit which could be used for a range of uses but most recently operated as a shop/post office.

The residential property, known as Iona, is located the right of the garage/workshop and has recently been let out to long-term tenants and this premises is detached from the other commercial properties.

Alternatively, the properties could become part of a larger development, given the correct planning permission. There is the potential for expansion on the site, change of use from commercial to residential or simple renovation works.

## Location

The subject properties are located on the main street through Thropton (B6341) and is the village's only retail space. The shop, garage and shop and situated next door to the residential property known as Iona. Thropton is located 2.2 miles west of Rothbury, 17.4 miles north west of Morpeth and 33 miles north of Newcastle upon Tyne. Thropton is mainly accessible via the A1 and A697.

## Accommodation

### GARAGE

Main workshop: 21.00m x 12.45m

Secondary workshop: 4.22m x 3.69m

Office: 2.46m x 2.48m

First floor office: 3.9m 2.95m

Total area: 294.63sqm (3,171.40sqft)

### SHOWROOM

Main showroom: 4.18m x 5.63m

Office: 4.18m x 2.13m

Total area: 32.43sqm (349.12sqft)

### SHOP

Main sales area: 7.07m x 5.91m

Total area: 36.23sqm (389.99sqft)

## Residential Property

The residential property known as Iona briefly comprises:

Sitting room: 4.56m x 5.00m

Bedroom one: 4.08m x 4.60m

Bedroom two/office: 2.73m x 2.70m

Bedroom three: 2.81m x 3.72m

W.C. (inc. bath/shower): 2.67m x 2.71m

Kitchen: 3.73m x 3.55m

Utility room: 1.37m x 1.52m

W.C.: 1.62m x 1.47m

Conservatory: 2.85m x 2.07m

There is also a well-sized garden to the rear of the property.

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## Tenure

Freehold. The title number of Iona is ND72674 and the title number for the shop, garage and showroom is ND131888.

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## Rateable Value

We await confirmation on the business rates payable on the commercial units.

Iona is council tax band B.

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## EPC

The EPC for Iona is available upon request.

We currently await EPCs for the commercial elements.

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## VAT

We are advised that VAT is not applicable on this transaction.

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## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Garage and Post Office, Thropton, Morpeth, Northumberland, NE65 7LU

Contact your local branch today for more information on this property:

**19 Bondgate Without, alnwick, northumberland, NE66 1SF, Tel: 01665 604193, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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