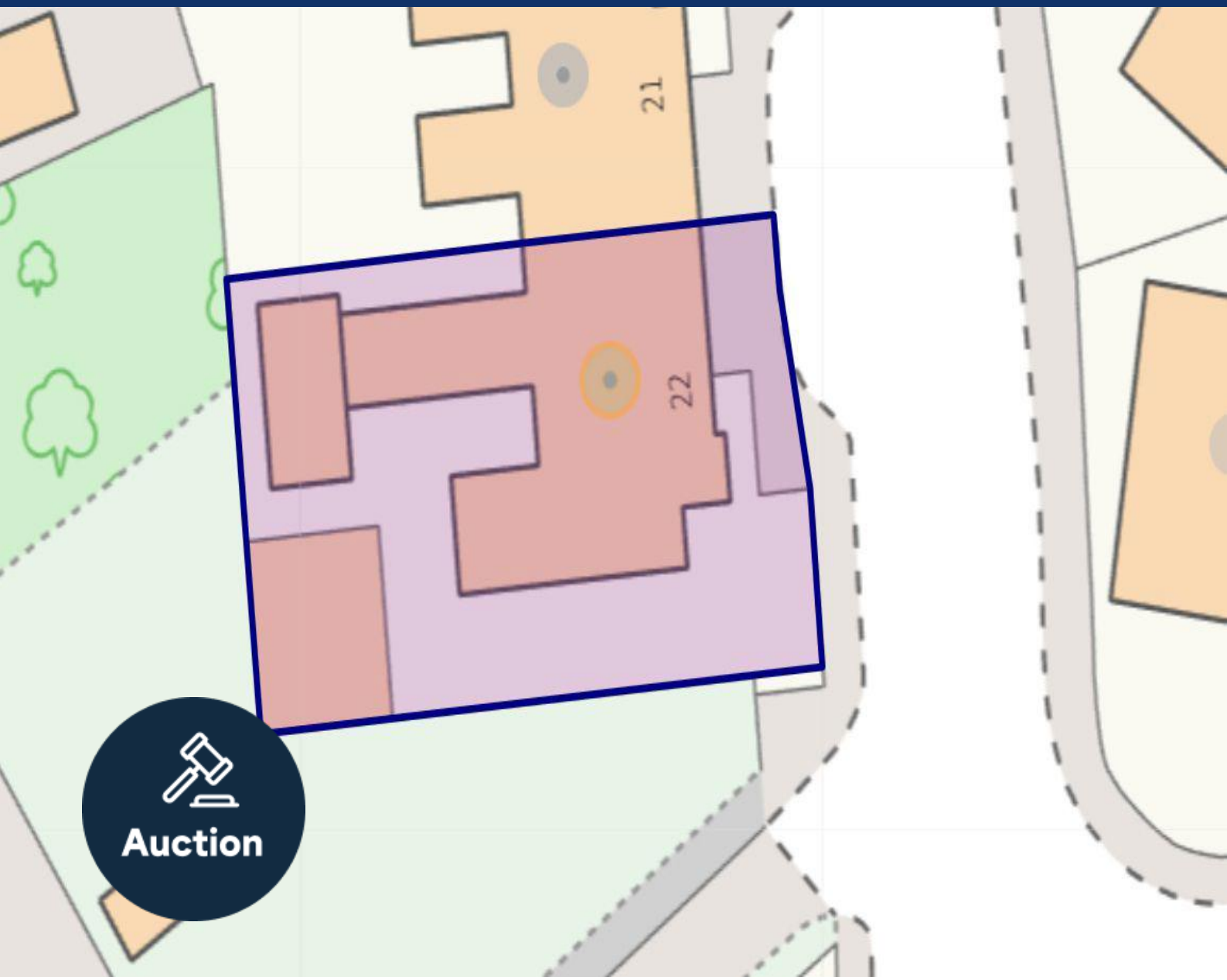


Hot Food Takeaway in NE66

Victoria Crescent, Alnwick,
Northumberland, NE66 1RQ

£215,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Excellent Investment opportunity
- Ready To Go Business and Fully Let Property
- Good Footfall Location Close to High School
- Regarded as One of Best Places to Live in UK
- EPC Rating C

Key Information

EPC Rating: C

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

An excellent opportunity to acquire a well-positioned mixed-use property in the heart of Alnwick, combining a former fish and chip shop with a spacious three-bedroom duplex apartment. Located opposite a Co-op and benefiting from strong passing trade and consistent footfall, the property is ideally suited for investors or owner-occupiers seeking both commercial and residential income streams. The property is within easy walking distance of local amenities, including The Duchess's Community High School, and is less than a 10-minute walk from Alnwick town centre, making it a highly desirable and accessible location.

The commercial unit has most recently been operated as a fish and chip shop and is fitted with a traditional service counter and preparation areas, offering a ready-made opportunity for reinstatement or adaptation to alternative uses subject to any necessary consents.

The residential accommodation is arranged as a well-proportioned three-bedroom duplex apartment, accessed separately and offering comfortable living accommodation.

Externally, the property benefits from side access leading to a private garden area, offering outdoor space for both residential use and commercial practicality. A significant advantage is the large double garage, providing excellent storage, workshop potential, or additional rental opportunities.

Alnwick

Historic Charm & Iconic Landmarks: Dominated by the 11th-century Alnwick Castle—famed for its role as Hogwarts in Harry Potter—and the world-renowned Alnwick Garden, the town offers unique, scenic surroundings.

Top Quality of Life: Frequently ranked as one of the "coolest" and "happiest" places in the North East, with a strong, welcoming community atmosphere.

Amenities and Independent Scene: The town boasts a bustling market scene, independent cafes, cozy pubs, and the famed Barter Books, one of the UK's largest second-hand bookstores.

Natural Beauty & Location: Positioned near the Northumberland coast's, an Area of Outstanding Natural Beauty, and the National Park, it offers easy access to beaches and nature.

High Value & Safety: Known for having a low crime rate and offering excellent housing value, often cited as a top choice for families and retirees.

Alnmouth is located approximately 3 miles away just off the main A1 trunk road and provides a well-served railway station with good parking facilities. The station offers regular direct services to Newcastle upon Tyne, Edinburgh, and London King's Cross, making the location highly accessible for commuters and visitors alike.

Excellent investment opportunity with a guide starting bid of £220,000 and a projected gross yield of approximately 9% to 10% when fully let. Combining a prominent commercial position with solid residential accommodation, it offers both immediate income potential and long-term capital growth in a sought-after Northumberland location.

Price: Starting Bid £215,000

Property Type: Hot Food Takeaway

Business Type: Take away

Internal Size: 1399 Square Feet

External Size: 1399 Square Feet

Parking: Allocated, Garage

Accommodation



The residential accommodation comprises a well-proportioned three-bedroom duplex apartment with its own separate access. The spacious lounge offers ample room for a full suite and additional furnishings, with large windows providing plenty of natural light.

The modern kitchen is fitted with contemporary units, contrasting work surfaces and tiled splashbacks, with space for appliances and dining.

All three bedrooms are well-sized, with fitted carpets and space for beds, wardrobes and additional furniture. The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC. Overall, the apartment provides comfortable and versatile accommodation suitable for owner occupation or rental purposes.

Commercial Unit



The commercial unit has most recently been operated as a fish and chip shop and is fitted with a traditional service counter and preparation areas, offering a ready-made opportunity for reinstatement or adaptation to alternative uses subject to any necessary consents. The layout provides generous working space with tiled wall coverings for hygiene, durable flooring suitable for heavy use, and ample room for equipment and storage. To the rear, there is access to additional utility and preparation areas, along with external access to the yard and garden space.

Location



Alnwick is a highly regarded market town known for its historic charm, strong tourism draw, and excellent range of amenities. The town offers a mix of independent retailers, national supermarkets, cafés, and restaurants, along with attractions such as Alnwick Castle and The Alnwick Garden. The area benefits from a strong residential community and steady visitor numbers, supporting both business viability and rental demand. Furthermore, Alnmouth is located approximately 3 miles away just off the main A1 trunk road and provides a well-served railway station with good parking facilities. The station offers regular direct services to Newcastle upon Tyne, Edinburgh, and London King's Cross, making the location highly accessible for commuters and visitors alike. The nearby coastal village of Alnmouth is also renowned for its outstanding natural beauty, offering award-winning golden sandy beaches and scenic coastal walks, further enhancing the lifestyle appeal of the area.

Rateable Value



Future rateable value (from 1 April 2026)
£2,950

Outbuilding

Externally, the property benefits from side access leading to a private garden area, offering outdoor space for both residential use and commercial practicality. A significant advantage is the large double garage, providing excellent storage, workshop potential, or additional rental opportunities. The garage and outbuildings further enhance the versatility of the property.



Tenure

Freehold



Title Reference

Title reference is ND86257



EPC residential

Energy rating

C

Valid until
13 December 2033

Certificate number
5137-7122-3309-0537-3292



EPC Commercial

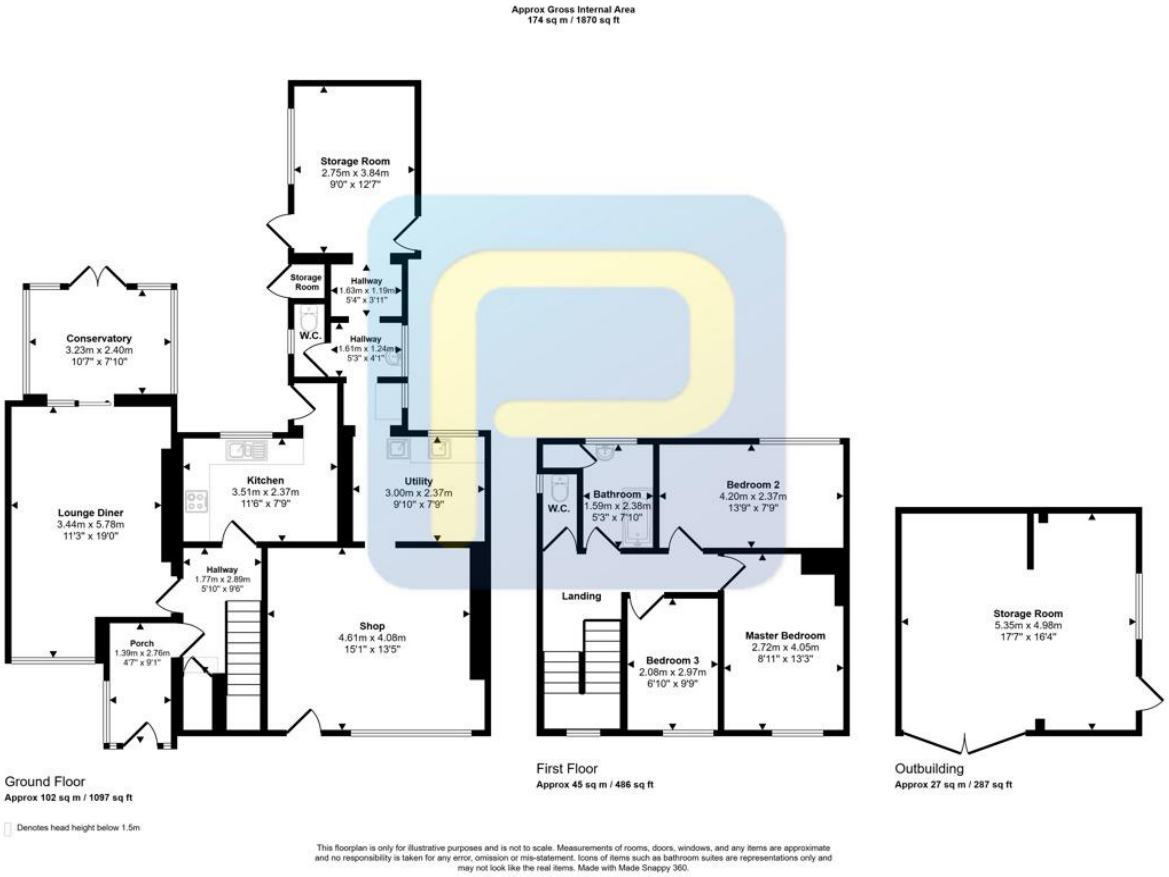
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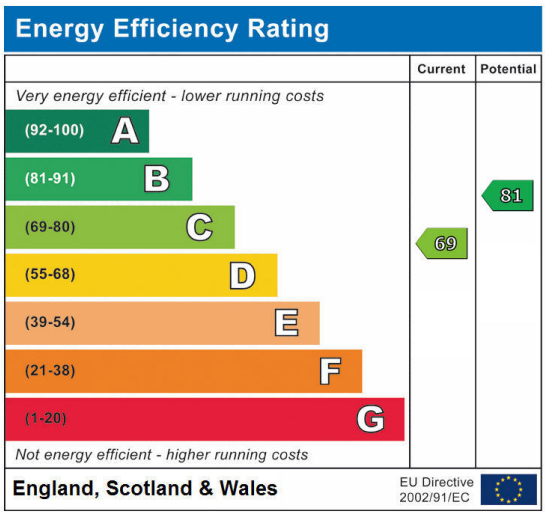


Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial.ne@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.







Victoria Crescent, Alnwick, Northumberland, NE66 1RQ

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

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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