Commercial Development in NE66

Bondgate Within, Alnwick,
Northumberland, NE66 1SX

£150,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- Central Alnwick Town Location
- Stone Semi-Detached Character Property
- Great Potential To Convert To
- Large Traditional Sash Windows

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Characterful Two-Storey Town Centre Premises with Garden and Significant Potential for Sale via On-Line Auction.

An unusual opportunity to acquire a substantial and versatile property in the historic centre of Alnwick. Currently operating as a youth club, which is relocating elsewhere in the town, the premises extend over two floors and offer flexible accommodation with private outside space. The building provides scope for a variety of future uses, including continued commercial or community occupation, a commercial/residential arrangement, or conversion to a distinctive town-centre residence or holiday cottage, all subject to the necessary consents and approvals.

Location

39A Bondgate Within enjoys a discreet setting just off Bondgate Within, moments from Alnwick's principal shopping streets. Independent shops, cafés, restaurants, national retailers and everyday amenities are all within easy reach, making this a particularly convenient central location. Set back from the main thoroughfare, the property benefits from a degree of privacy rarely found so close to the centre. Alnwick Castle and The Alnwick Garden are nearby, while the historic streets, marketplace and attractions of the town are readily accessible on foot.

The Property

An attractive traditional stone-built building arranged over ground and first floors, retaining character through its stone elevations, shuttered windows and well-proportioned rooms. The ground floor includes a chill-out room, office, disabled WC, cloakroom WC and ancillary accommodation. Above are two generous reception-style rooms, presently used for games and activities. The adaptable arrangement provides an excellent basis for refurbishment or reconfiguration, whether for business, leisure, residential, holiday accommodation or mixed-use purposes, subject to consent.

Summary

A rare opportunity to acquire a characterful property in one of Northumberland's most popular historic market towns. Combining generous internal accommodation with a rear garden adjoining the public car park, 39A offers an appealing proposition for owner-occupiers, investors and developers alike. Its central yet tucked-away position, flexible two-storey layout and potential for alternative uses create an exciting opportunity to give this distinctive Alnwick property a new purpose.

Price: Starting Bid £150,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Internal Size: 1023 Square Feet

External Size: 1755 Square Feet

Parking: On Street

Location

Alnwick & Attractions-Alnwick is one of Northumberland's best-known historic market towns and provides an excellent range of shops, cafés, restaurants, pubs and everyday services. Its position close to the A1 makes the town accessible while retaining the character of a traditional Northumberland market centre. The town is also an established visitor destination, with Alnwick Castle and The Alnwick Garden among its major attractions. Alnwick Castle describes its location as less than a mile from the A1 and within easy reach of the Northumberland coast and countryside.

Alnwick Castle and The Alnwick Garden are two major attractions close to the property, while the wider area provides access to Northumberland's renowned countryside, castles, historic villages and coastline. The town centre itself offers historic streets, independent shops and a strong visitor economy. The coast at Alnmouth is only a short drive away, with its attractive coastal village setting, sandy beach and estuary.

Tenure

Tenure: Freehold
The property is offered with vacant possession following relocation of the existing youth club, subject to the terms of sale and any existing occupational arrangements. Full title documentation, boundaries, rights of way, rights affecting the rear garden and any easements should be confirmed by the purchaser's solicitor.

Prospective purchasers considering conversion, mixed use, holiday accommodation or alteration of the rear access should satisfy themselves as to all necessary planning, building regulation, highways and other statutory approvals before committing to purchase.

First Floor, Outside Space & Parking

First Floor

The first floor comprises two substantial reception rooms, currently a games room and activity room. Both offer generous proportions, natural light and traditional shuttered windows, providing adaptable accommodation for commercial use or potential conversion to residential living space, subject to the necessary consents.

Outside, Terrace & Rear Access

To the rear is a terrace and garden, with access towards a passageway adjoining the public car park. The garden is approximately 5 metres wide initially, narrowing into a wedge-shaped section from approximately 3.77 metres to a little over 3 metres.

The adjoining public car park may offer potential to explore vehicular access and private parking, subject to local authority agreement and all necessary planning and highways consents.

Accommodation Layout Ground Floor

The property is arranged over two floors, providing flexible accommodation currently configured for community and recreational use. The layout combines practical ancillary facilities at ground-floor level with two generous reception-style rooms above, together with useful outside space to the rear.

Ground Floor

The ground floor includes a chill-out room, currently arranged as an informal lounge with seating and recreational facilities, together with a separate office providing practical administrative or staff accommodation.

Also at this level are a disabled WC with grab rails and wash-hand basin and a separate cloakroom WC. The existing arrangement provides a useful basis for continued commercial use or future reconfiguration, subject to any necessary consents.

Development & Alternative Use Potential

The arrangement lends itself to a number of possibilities. One particularly interesting option, subject to consent, would be commercial accommodation on the ground floor with a self-contained residential apartment above, taking advantage of the larger first-floor reception rooms and access towards the garden.

Alternatively, the building could potentially be converted wholly to residential or holiday accommodation, creating an unusual character property within central Alnwick. Continued commercial, office, leisure, creative or community occupation may also be possible. Purchasers should make their own enquiries regarding planning, building regulations, conservation/listed status, business rates, licensing and any restrictions affecting their intended use.

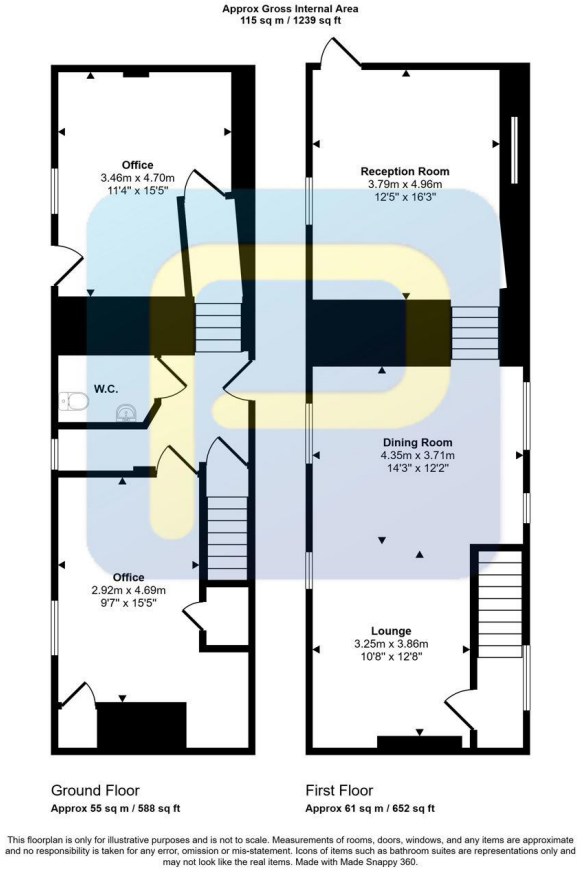
Public Transport & Communications

Alnwick is conveniently positioned just off the A1, providing road connections north towards Berwick-upon-Tweed and Edinburgh and south towards Newcastle and the wider national motorway network.

Alnmouth railway station is approximately four miles from Alnwick and lies on the East Coast Main Line. Rail services provide connections towards Newcastle, London King's Cross and Edinburgh Waverley, although purchasers and visitors should check current timetables for direct services. Bus services also connect Alnwick with Newcastle and surrounding Northumberland communities. From Alnwick town there is also the Aln Valley Railway that offers steam train rides at weekends in the summer holidays towards Alnmouth.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via email on commercial.ne@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.



Bondgate Within, Alnwick, Northumberland, NE66 1SX

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

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