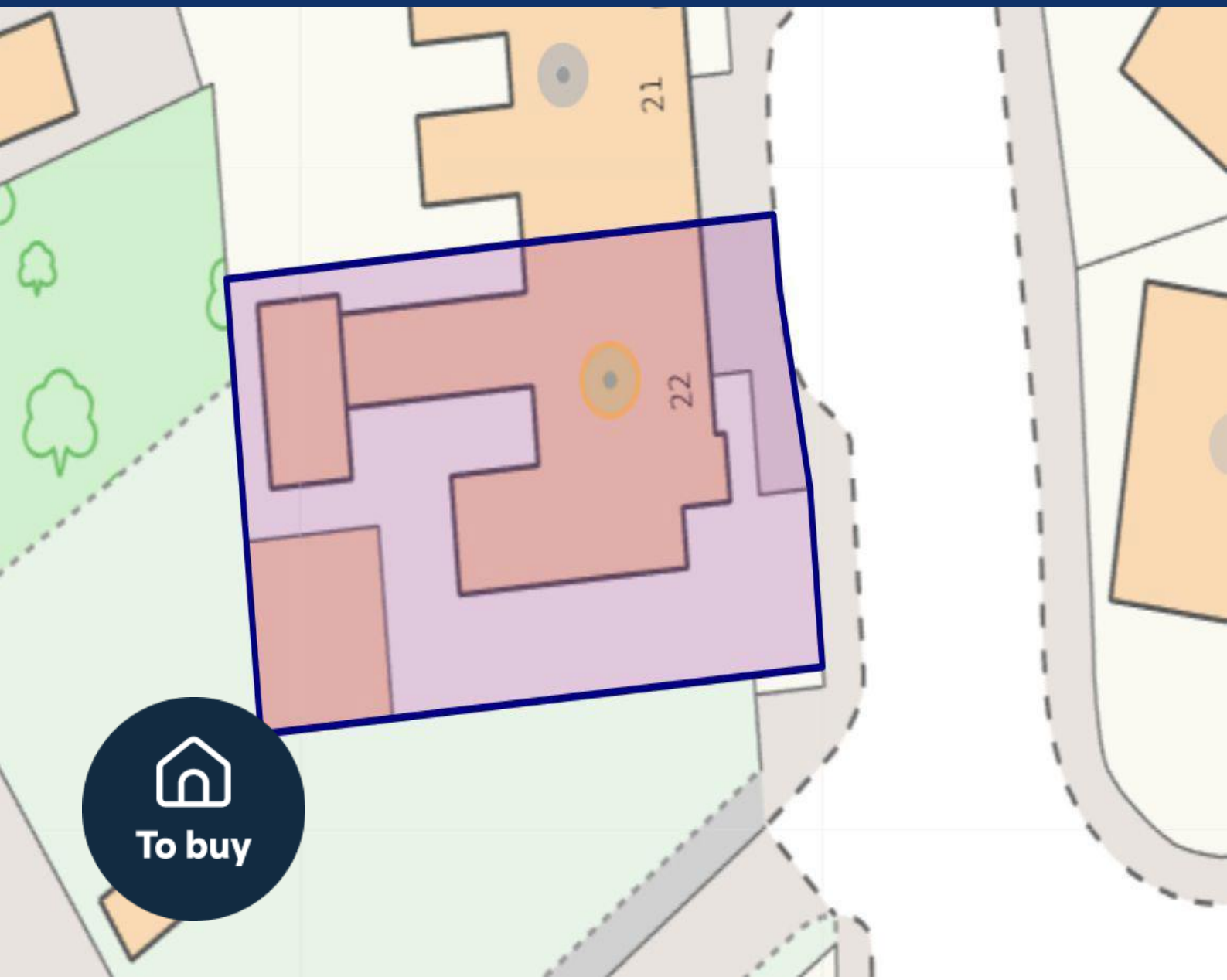


3 bed semi-detached house to buy in NE66

Victoria Crescent, Alnwick,
Northumberland, NE66 1RQ

£215,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

Allocated parking

Garden

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

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

An excellent opportunity to acquire a substantial mixed-use property in a prominent position within the historic market town of Alnwick, combining a former fish and chip shop with a spacious three-bedroom duplex apartment.

Occupying a highly visible position opposite the Co-op, the property benefits from passing traffic and regular footfall, making it an appealing proposition for investors or those looking to operate a business alongside residential accommodation. The property is conveniently positioned for a wide range of local amenities, including The Duchess's Community High School, and is less than a 10-minute walk from Alnwick town centre.

The ground-floor commercial premises were most recently operated as a fish and chip shop and retain a traditional service counter together with preparation and ancillary areas. The accommodation provides an excellent opportunity for reinstatement as a food business or adaptation for alternative commercial uses, subject to any necessary planning permissions and consents.

The residential element comprises a generously proportioned three-bedroom duplex apartment with its own separate access, providing comfortable and versatile living accommodation and the potential to create an additional rental income stream alongside the commercial premises.

Externally, side access leads to a private garden area, providing useful outside space. A particular feature of the property is the substantial double garage, offering excellent storage or workshop potential, together with the possibility of generating further income, subject to any necessary permissions and consents.

Alnwick is one of Northumberland's best-known historic market towns, renowned for Alnwick Castle and The Alnwick Garden. The town offers an excellent range of everyday amenities alongside independent shops, cafés, restaurants and traditional pubs, as well as the renowned Barter Books. Its position provides convenient access to the Northumberland countryside and coastline, with popular destinations including Alnmouth, Warkworth, Craster, Seahouses and Bamburgh all within easy reach.

The A1 provides excellent road connections north towards Berwick and Edinburgh and south towards Morpeth and Newcastle upon Tyne. Alnmouth railway station is approximately three miles away and provides regular services along the East Coast Main Line, including direct connections to Newcastle, Edinburgh and London King's Cross.

Overall, the property represents an excellent investment opportunity, combining commercial and residential accommodation in a prominent Alnwick location with multiple potential income streams. When fully let, the property has the potential to generate a projected gross yield in the region of 9% to 10%, subject to achieved rents and the eventual purchase price, while also offering longer-term potential for an investor looking for a versatile mixed-use asset in this well-established Northumberland market town.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £215,000

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated, Garage

Heating: Gas

Accomodation

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.

Council Tax / Business Rates

The residential accommodation at 22 Victoria Crescent is understood to be Council Tax Band B, subject to confirmation with the Valuation Office Agency. The commercial premises at 22A Victoria Crescent are separately assessed for Business Rates, with a rateable value of £2,950. Buyers are advised to make their own enquiries with Northumberland County Council regarding the applicable charges and any available relief.

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.

Title Reference

Title reference is ND86257

EPC Residential

Energy rating

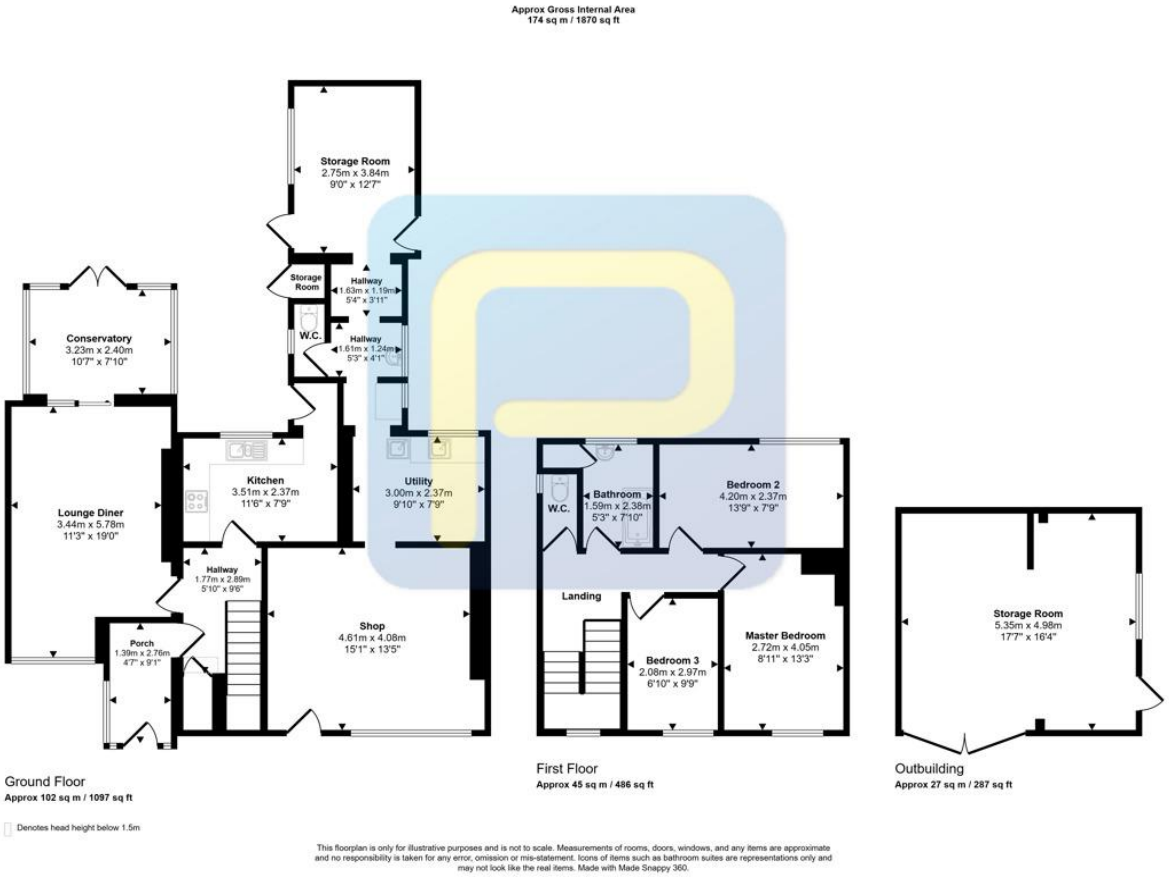
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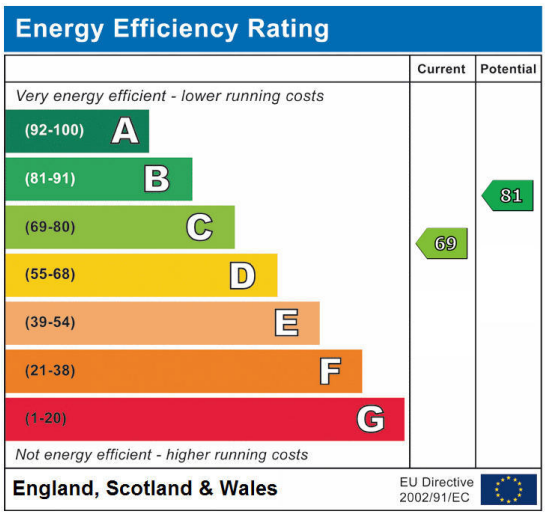
Valid until
13 December 2033

Certificate number
5137-7122-3309-0537-3292

EPC Commercial

Energy rating
C
Valid until: 16 March 2036
Certificate number: 5163-1140-9140-5434-4071





Victoria Crescent, Alnwick, Northumberland, NE66 1RQ

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

19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk

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