

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**TOWNFOOT ROTHBURY MORPETH NE65 7SP**



- Investment Opportunity
- Retail Unit Let (Business Unaffected)
- Off Street Parking
- EPC: C
- Tenure: Freehold

- Ground Floor Retail Unit & Maisonette
- Vacant 2 Bed Maisonette
- Village Centre Location
- Council Tax Band: A
- Services:

**Price £360,000**

# TOWNFOOT ROTHBURY MORPETH NE65 7SP

An Excellent Investment Opportunity in the Heart of Rothbury

An opportunity to acquire this well-positioned retail unit with spacious two-bedroom maisonette above, located in the centre of the sought-after Northumberland market town of Rothbury.

The ground floor retail unit is currently let on an AST, with the existing business unaffected, providing immediate rental income. The first and second floors comprise a substantial two-bedroom maisonette, currently vacant but previously a successful long-term let, offering excellent potential for owner occupation or further investment.

Externally, there is shared parking to the rear.

Rothbury offers a range of local amenities, including independent shops, cafés, pubs, a doctors' surgery, primary school, and leisure facilities, all within walking distance. The town sits in a picturesque setting on the River Coquet, close to the Cragside Estate, famed for its historic house and woodland walks, and the Simonside Hills, popular with walkers and outdoor enthusiasts. Convenient road links provide easy access to Alnwick, Morpeth, and Newcastle upon Tyne.

This property presents a rare chance to purchase a versatile mixed-use investment in a thriving and scenic Northumberland location.

## RETAIL UNIT

MAIN OFFICE - Approx. 45m squared (430 sq ft) plus cupboards

KITCHEN - Approx 3.85 m sq (41 sq ft).

STORAGE CUP - 1.7 m2 (18 sq ft approx.)

REAR LOBBY

MALE & FEMALE WCs

STORE ROOM - Approx 7.75 m2 (83 sq ft)

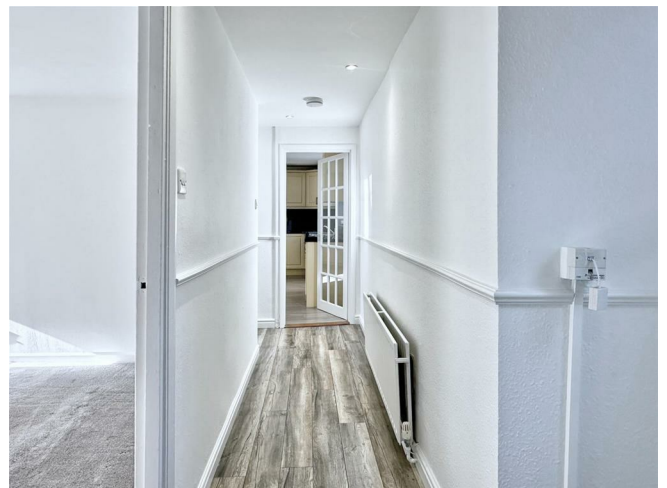
REAR OFFICE - 13.75 m2 ( 148 sq ft)

## MAISONETTE

A spacious, two bedroom maisonette comprising of an entrance hall, lounge, kitchen diner, first floor landing, two double bedrooms and a bathroom/wc.

## ENTRANCE HALL

Entrance door to the front with stairs leading to the first floor.



## FIRST FLOOR LANDING

External door to the rear leading to the terrace, radiator and stairs to the first floor.



# TOWNFOOT ROTHBURY MORPETH NE65 7SP

## LOUNGE

Double glazed windows to the front, radiator and storage cupboards.



## KITCHEN DINER

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine. There are double glazed windows to the front and rear, a built in storage cupboard and raditor.



## ADDITIONAL IMAGE



## SECOND FLOOR LANDING

Double glazed window to the front.

# TOWNFOOT ROTHBURY MORPETH NE65 7SP

## BEDROOM ONE

Double glazed windows to front and rear, radiator.



## BEDROOM TWO

Double glazed window to the front, radiator and built in storage cupboards.



## BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with shower over. Double glazed window to rear, radiator.



# TOWNFOOT ROTHBURY MORPETH NE65 7SP

## PARKING

The rear of the property has a parking area shared between the ground floor, masisonette and neighboring property.



## EXTERNALLY

The property has a small decking area accessed from the first floor with an external staircase to the parking area.



## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## IMPORTANT INFORMATION

The property comprises a mixed-use building with a self-contained commercial unit occupying the ground floor, currently let to a tenant on an established lease. The premises benefit from a prominent frontage and steady passing trade, making it a secure income-generating investment. Further information regarding the existing tenancy, lease terms, and rental income is available upon request to genuinely interested parties.

Any material information questions for the commercial unit please speak to a member of the team.

# TOWNFOOT ROTHBURY MORPETH NE65 7SP

## MATERIAL INFORMATION FOR MAISONETTE

Verified Material Information November 2025.

Property type: Maisonette

Property construction: Stone construction

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 12 Aug 2009.

Heating features: Double glazing

Broadband: ADSL copper wire

Parking: Communal, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Not applicable. The property is in a conservation area, but is not listed.

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: From an entrance located in the bathroom.

Specialist issues:

Dry rot treatment: To prevent damp, bedroom one has an east facing wall that has been strapped. Bedroom two has a west facing wall that has been strapped.

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021.

This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band for Maisonette: A (Source gov.uk Checked October 2025).

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

---



# TOWNFOOT ROTHBURY MORPETH NE65 7SP

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

## GOOGLE MAPS - GENERAL NOTE

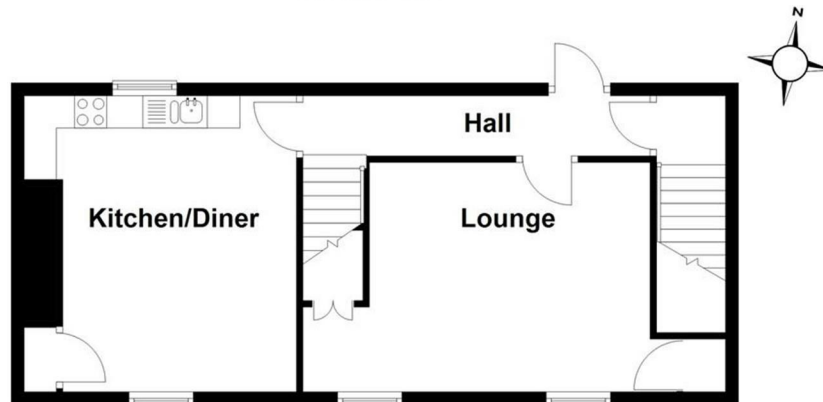
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

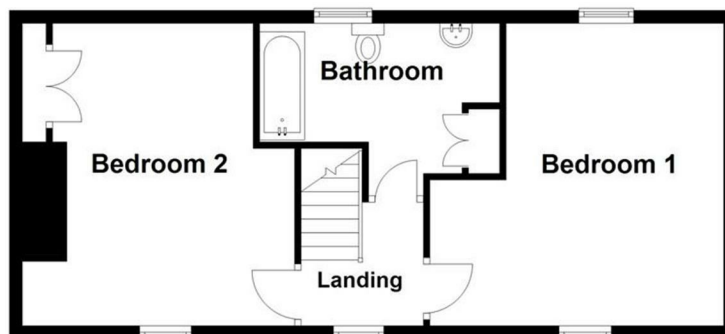
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

24J25AOAO

**First Floor**



**Second Floor**



Total area: approx. 100.6 sq. metres (1083.1 sq. feet)

**Teenoso, Townfoot , Rothbury**

TOWNFOOT ROTHBURY MORPETH NE65 7SP


Ground Floor




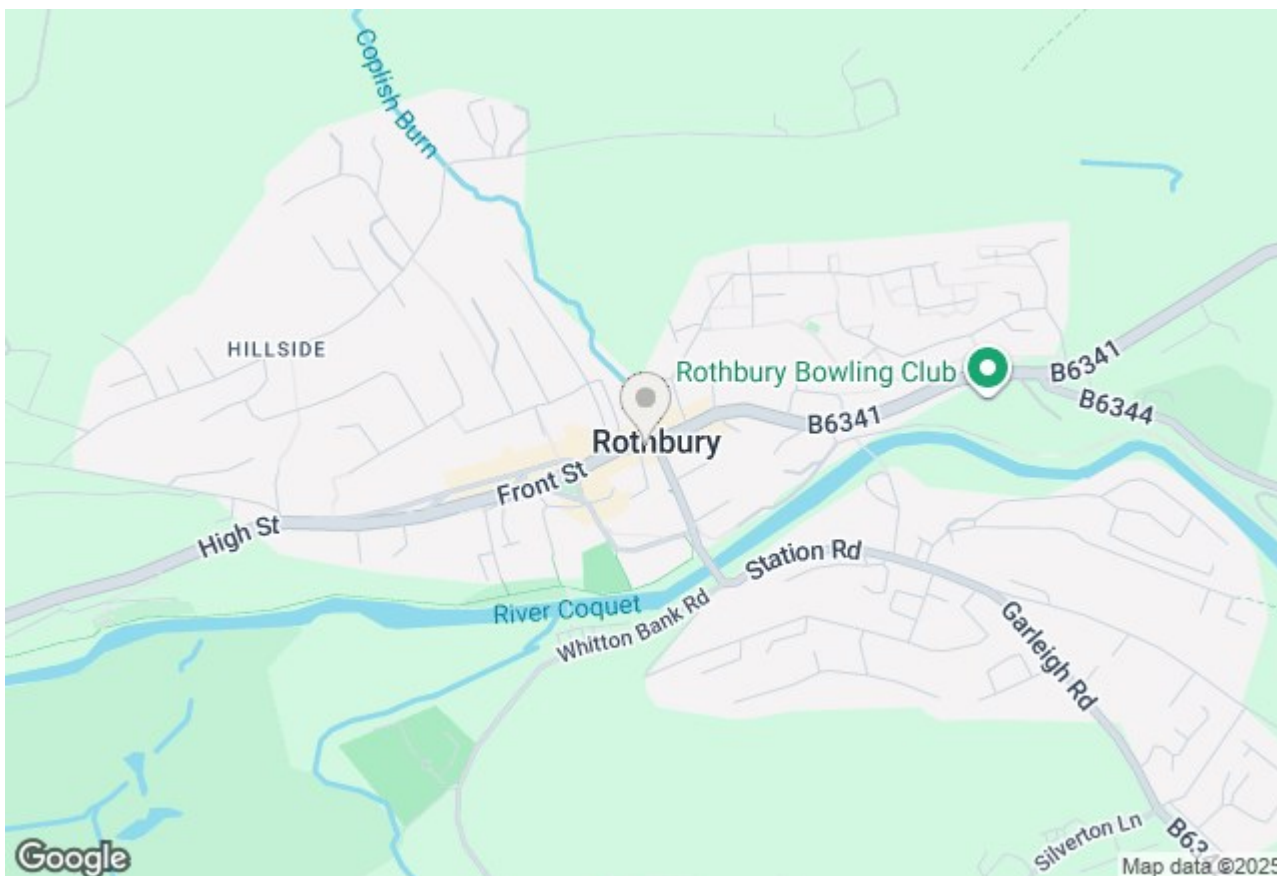
Total area: approx. 80.8 sq. metres (870.0 sq. feet)

**Townfoot, Rothbury**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)