



ALLENDALE TEA ROOMS, MARKET PLACE, ALLENDALE, HEXHAM, NORTHUMBERLAND, NE47 9BD

- **Central location in popular village**
- **Fully fitted tea room to the ground floor**
- **Letting/residential accommodation to the first and second floors**
- **May also be suitable for retail or residential use**
- **Auction Guide Price £250,000+**

**For Sale by Auction
LIVE ONLINE AUCTION
www.agentspropertyauction.com
29 February 2024 Option 1**

LOCATION

The property is located in the village of Allendale, which lies approximately 10 miles south-west of the town of Hexham, and 28 miles west of Newcastle upon Tyne.

Allendale is a popular village in the Hexhamshire countryside. It is popular with tourists. Local amenities in the village include a local Co-Operative store, butchers, pharmacy, pubs and a primary school. Further more extensive facilities are available in nearby Hexham.

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www.youngsrps.com

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises a Grade II Listed semi-detached three-storey building of stone construction under a slate covered pitched roof. The windows are of traditional double glazed timber sash.

Internally, to the ground floor is the tea rooms, which benefit from two seating areas with a total of around 34 covers, as well as a fully equipped commercial kitchen. The seating areas benefit from many original features and views onto the market place.

There is a basement, which provides additional storage.

Stairs lead from the tea room to the upper floors. On the first floor there are two double bedrooms, both with en-suite bathrooms, as well as a w.c. for use by café customers and a utility room. The bedrooms are of a good standard, with fitted wardrobes and good quality en-suite facilities. There is also an additional room on the first floor which could be used as another bedroom or as an office or function room.

To the second floor are two double bedrooms and a shower room. The property is heated by an oil fired central heating system to radiators.

There is a small enclosed yard to the rear.

The property lies within a conservation area. There is ample on street car parking in the vicinity.



Tea Rooms

ACCOMMODATION

We have measured the ground floor of the property as providing the following net internal area:

Ground floor

Sitting area & servery	40.41 sq m	(435 sq ft)
Sitting area	18.93 sq m	(204 sq ft)
Kitchen	23.64 sq m	(254 sq ft)
TOTAL	82.98 sq m	(893 sq ft)

The upper floors are arranged as follows:

First floor

Bedroom/office
w.c.
Utility room
Double bedroom with en-suite bathroom
Double bedroom with en-suite bathroom

Second Floor

Double bedroom
Double bedroom
Shower room

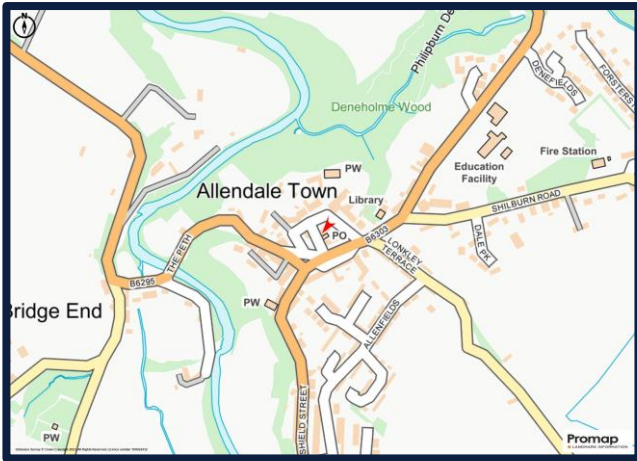
OPPORTUNITY

The tea room business closed due to personal circumstances of the owner. New owners could reopen the tea rooms, but may also choose to enhance the business by offering additional letting rooms on the upper floors, or may choose to occupy the upper floor accommodation themselves.

It may also be possible to convert the café into retail use or to convert the whole of the property to residential use, subject to planning consent being obtained.



Typical letting accommodation



Street map

LEGAL COSTS

Each party is to bear their own legal costs.

BUSINESS RATES

The property is entered in the rating list as follows:

Description: Café, B&B & Premises
Rateable Value: £8,600

Interested parties should verify this figure with the Local Authority. It is envisaged that new occupiers may benefit from small business rates relief and therefore no rates will be payable.

VIEWING

Strictly by appointment with YoungsRPS or joint agents the Agents Property Auction Limited.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate Rating of D-89. A copy of the EPC and recommendation report is available upon request.

LOCAL AUTHORITY

Northumberland County Council, Morpeth,
Northumberland, NE61 2EF. Tel: 0345 6006400

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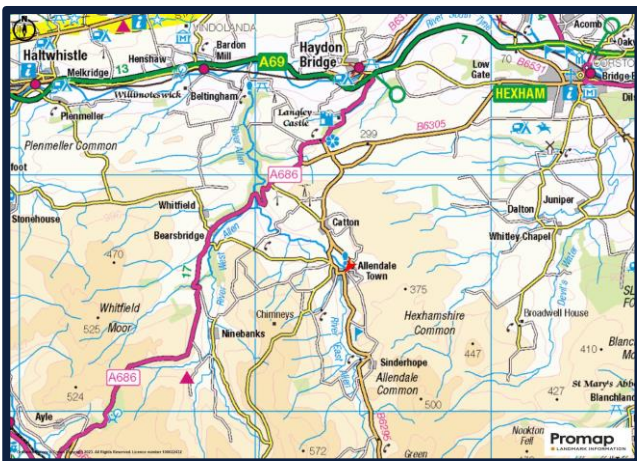
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Particulars amended: February 2024

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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Location map