



## 29 – 31 Fenkle Street & 2 Blacks Buildings, Alnwick, Northumberland NE66 1HW

- Substantial Grade II Listed Three Storey Property + Basement
- Four Flats, Retail Unit & Workshop/Basement
- Net Internal Area 216.6 sq. m. (2,332 sq. ft.)
- Two Flats Tenanted with the Remaining Sold with Vacant Possession
- Prominent Position in Affluent Market Town
- Ideal Investment Opportunity

**Price: £249,950 Freehold**

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## Location

The property is located in a prominent position mid-way along Fenkle Street Alnwick. Alnwick is a large Northumberland market Town with an affluent residential population as well as a healthy tourist trade due in part to the popular and famous Alnwick Gardens and Castle.

## Description

A substantial grade II listed three storey property with basement. The property consists 2 x two bedroom flats and 2 x one bedroom flat, ground floor retail unit and separate workshop/stores located in the basement. Two of the flats are tenanted with the other two flats, retail unit and basement sold with vacant possession.

Area	sq. m.	sq. ft.	Level
<b>29-31 (Retail)</b>			
Retail/Kitchen/Store	51.35	552.7	Ground
W.C	1.31	14.10	Ground
<b>29-31 (Flat A)</b>			
Living Room/Kitchen	21.74	234.0	Second
Bedroom (En-suite)	17.94	193.10	Second
Bedroom	6.90	74.27	Second
Bathroom	3.66	39.39	Second
<b>29-31 (Flat B)</b>			
Living Room/Kitchen	21.54	231.85	First
Bedroom (En-suite)	18.17	195.58	First
Bedroom	7.01	75.45	First
Bathroom	3.36	36.16	First
<b>29-31 (Flat C)</b>			
Living Room/Kitchen	13.24	142.51	First
Bedroom	14.64	157.58	First
Shower / W.C	2.46	26.47	First
<b>2 Blacks Buildings</b>			
Living Room/Kitchen	12.54	134.97	Ground
Bedroom (En-Suite)	14.79	159.19	Ground
<b>29-31 (Basement)</b>			
Stores/Workshop	6.0	64.58	Basement
<b>Total</b>	<b>216.65</b>	<b>2,331.9</b>	

## Tenure

Freehold

## Titles

ND156589 & ND156458

## Viewing

Strictly by appointment through this office.

## Rental Income / Tenants

Flat A & B are both occupied producing £5,400 per annum per flat (combined £10,800 per annum)

## Price

£249,950

## Rateable Value (29-31 Fenkle Street)

The 2024 Rating List entry is Rateable Value £7,500

## Rateable Value (Basement of 29-31 Fenkle Street)

The 2024 Rating List entry is Rateable Value £1,575

## Council Tax Band

29-31 Fenkle Street - Flat A Band A  
29-31 Fenkle Street - Flat B Band A  
29-31 Fenkle Street - Flat C Band A  
2 Blacks Buildings - Flat Band A

## Viewing

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## Important Notice

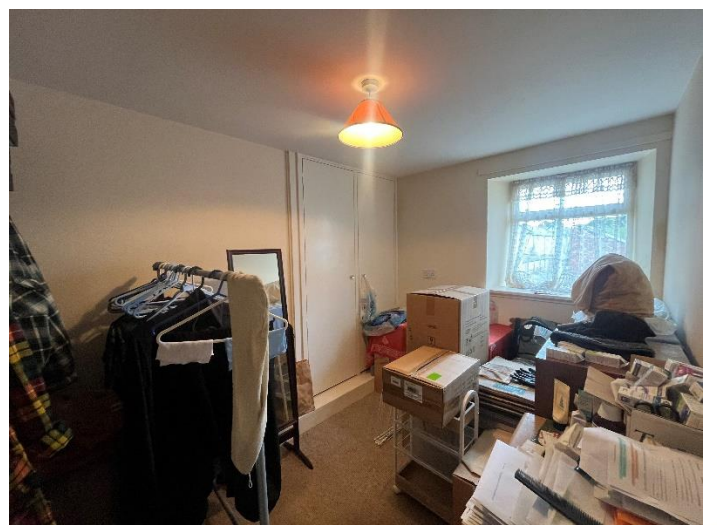
- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- The photographs show only parts of the property as they appeared at the time taken.

## Ref I066 (Version 2)

Prepared 08<sup>th</sup> August 2024



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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