

Retail | Office | Industrial | Land



The Harbour House

7 Thorburn's Yard, Seahouses, Northumberland NE68 7RB

- 4 Bedrooms (Sleeps 8 Guests)
- Three Storey Property
- Designated Parking Space
- Popular Tourist Coastal Location
- 50 Meters from Harbour
- Successful Holiday Let Business
- Floor Area 156 sq. m. (1,680 sq. ft.)*
- Presented to a Very High Standard
- Ideal Investment Opportunity
- 999 Year Lease from 1st May 2013

Auction Guide Price £350,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 31st October 2024

Terms & Conditions apply, see website: www.agentspropertyauction.com

COMMERCIAL

Location

The Harbour House occupies a prime position within Thorburn's Yard, off Crewe street just 50 meters from the Harbour in the heart of Seahouses.

Seahouses is a large village on the North Northumbrian Coast an area of outstanding natural beauty, and is approximately 12 miles north of Alnwick and 4 miles from Bamburgh Castle. It is a working fishing port which also serves the tourist trade in the embarking point for visits to the Farne Islands where tourists go to see Puffins and Grey seals. There are a range of amenities in the village including shops, amusements, takeaways, restaurants, public houses and an 18-hole golf course.

Description

Briefly the accommodation comprises to the ground floor: entrance hall, bathroom and three bedrooms, one with en-suite. To the first floor there is a fantastic open plan living space with lounge, dining/family area and kitchen along with a separate WC for this floor. From the second floor landing there is a master bedroom with an en-suite shower room. Outside there is a parking space. With a great central location, an early viewing of this outstanding property is strongly recommended to fully appreciate the accommodation which is offered.

Entrance Hall

Composite entrance door, electric heater, and stairs to the first floor.

Bathroom

Double ended bath, separate shower cubicle with rainfall shower, pedestal wash hand basin, low level WC, towel radiator, ceiling downlights and fan.

Bedroom One - 14' 9" (4.50m) x 7' 10" (2.39m) uPVC double glazed window to front and electric heater.

Bedroom Two - 11' 5" (3.48m) x 9' 11" (3.02m) uPVC double glazed window to front and side along with electric heater.

Bedroom Three - 14' 3" (4.34m) x 8" (2.44m) uPVC double glazed window to side and electric heater.

En Suite Shower Room

Shower cubicle with fitted rainfall shower, pedestal wash hand basin, low level WC, towel radiator, ceiling downlights and fan.

Landing

Electric heater and stairs to second floor.

First Floor W.C

Pedestal wash hand basin, low level WC, electric heater, ceiling downlights and fan.

Lounge with Dining/Family Area & Kitchen - 25' 3" (7.70m) Max x 19' 11" (6.07m) Max Plus Recess

Two uPVC double glazed windows to side, two uPVC double glazed windows to front, chimney breast with inset, two electric heaters, walk in cupboard with hot water tank, ceiling downlights to kitchen area along with a range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap, integrated oven, electric hob with extractor over, microwave, washing machine and slimline dishwasher.

Second Floor Landing

Bedroom Four - 24' 6" (7.47m) Max into Door Recess x 16' 6" (5.03m) Plus Recess (Limited Head Height) uPVC double glazed window to front and side, uPVC double glazed skylight to front and electric heater.

En-Suite Shower Room

Shower cubicle with fitted electric shower unit, pedestal wash hand basin, low level WC, towel radiator, ceiling downlights and fan.

Outside

There is an allocated parking space

The Business

The house is let throughout the whole year and are extremely popular with guests, with a high level of repeat bookings.

Tenure

Leasehold – 999 years from and including 1st May 2013

Service Charge

We have verbally been informed there is a service charge of £415 per annum payable. Please see legal pack for further information.

Floor Area*

156 sq. m. (1,680 sq. ft.)* provided by a third party, we advise you make your own enquiries.

Title Numbers

ND204616

Viewing

Strictly by appointment through this office.

Auction Guide Price

£350,000 +

Rateable Value

The 2024 Rating List entry is Rateable Value £3,350

Auction

Live online auction, bidding starts Thursday 31st October 2024, terms and conditions apply, see website www.agentspropertyauction.com

Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Important Notice

1. 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.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref: I103 (Version 1)

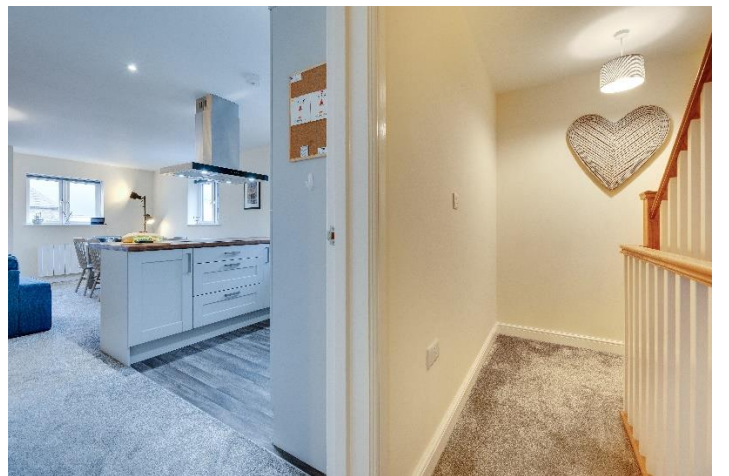
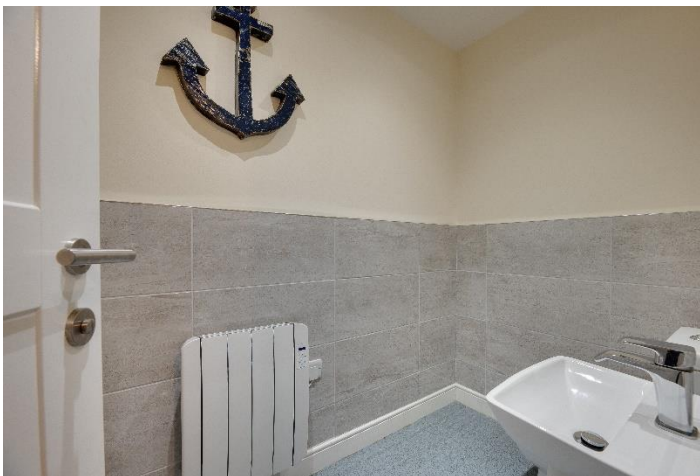
Prepared 04th October 2024



COMMERCIAL



COMMERCIAL



COMMERCIAL



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.

R573



RICS
The mark of
property professionalism worldwide

COMMERCIAL



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.

R573



RICS

The mark of
property professionalism worldwide

COMMERCIAL



THORBURN'S YARD
South Street
Seahouses
Northumberland

HOUSE NO. 7
156m² / 1680 sqft



Site Plan



Ground Floor Plan

- Hall
- Staircase
- Bathroom / WC
- En suite
- Study
- Lobby
- Cupboard



First Floor Plan

- Kitchen / Dining / Living
- Bedroom 03
- Bedroom 01
- Bedroom 02



Location Plan



Looking South West within Thorburn Sq.



Looking South towards Thorburn Sq.



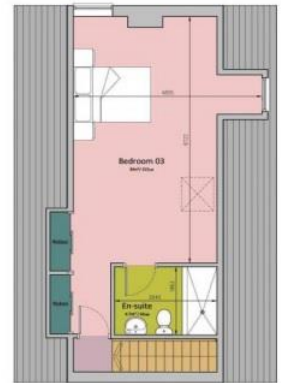
www.bdnitd.com

THE RIVERGREEN CENTRE, AYKLEY HEADS, DH15TS
T. 0191 3837310 F. 0191383 7311 E. dufham@bdnitd.com



www.bdnitd.com

THE RIVERGREEN CENTRE, AYKLEY HEADS, DH15TS
T. 0191 3837310 F. 0191383 7311 E. dufham@bdnitd.com



Second Floor Plan



RICS

The mark of property professionalism worldwide