



## 1A, 1B, 1C, 1D Market Place, Alnwick NE66 1HS Flat 1 and 2 Market Cross Maisonettes, Market Place Alnwick

- Planning Granted to Convert Building into a Large Two Storey Cafe / Restaurant, 2 X Retail Units & Two Bedroom Maisonette for Serviced Accommodation
- Stunning Two/Three Storey Grade II Listed Building
- Large Proportion of the Conversion Carried Out
- Floor Area 393.63 sq. m. (4,237 sq. ft.)
- Prime Town Centre Location within Historic Market Town
- Excellent Investment Opportunity

**Offers in Excess of £750,000 Freehold**

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## Location

The property is located in the Market Place of the historic Northumberland market town of Alnwick. Alnwick offers a real sense of history entered through the archway in Bondgate Tower, a 15th century stone three storey gatehouse. Nearby is the visitor attraction of Alnwick Castle, home of the Duke and Duchess of Northumberland, renowned for its beautiful gardens and referred to as the "Windsor of the North"

## Description

A stunning two/three storey property which formerly consisted 4 retail units, upper store and 2 x 1 bedroom maisonettes.

After a long process our client was granted planning permission in November 2023 to convert the existing lay out of the building into a large cafe / restaurant, 2 retail units and 2 bedroom serviced accommodation over first / second floor.

Since planning was granted works have been on going with a large proportion of the build being carried out this includes a steel staircase from ground level to first floor being installed, 2 Accoya handmade sash windows being manufactured and installed, internal walls knocked through and taken back to brick, second floor timbered joists / boarded, external wooden stair case removed along with other works.

The end unit is currently occupied by Clippers for Men (Barbers), under the new planning permission this area has been assigned as a kitchen for the restaurant. Our clients have verbally offered one of the retail units to them as the build continues.

This is a genuine sale with our client having to take on another project.

## Services

The Café/Restaurant has Three-phase electricity.

## Listed Building

The right-hand building with pink render is grade II listed.

## Floor Area

393.63 sq. m. (4,237 sq. ft.)

## Planning Applications

REF: 24/01969/LBC

Listed Building Consent to replace 5no. non original timber windows on second floor to traditional style windows.

Decision: Application Permitted

Date: Fri 16 Aug 2024

REF: 24/00861/DISCON

Discharge of Condition 3 (Ecology) pursuant to planning permission 23/03084/FUL

Decision: Application Permitted

Date: Fri 03 May 2024

REF: 24/00858/DISCON

Discharge of conditions 6(Ecological Mitigation) on approved application 23/03085/LBC.

Decision: Application Permitted

Date: Fri 03 May 2024

REF: 24/00168/DISCON

Discharge of condition 4 (Window Details) on approved application 23/03084/FUL.

Decision: Application Permitted

Date: Tue 30 Apr 2024

REF: 24/00127/DISCON

Discharge of conditions 3 (Thermal Lining), 4 (Windows) and 5 (Fire Places) on approved application 23/03085/LBC.

Decision: Partial Consent / Partial Refusal

Date: Tue 30 Apr 2024

REF: 23/03084/FUL

Conversion of ground floor Units A, B and C (barber shop, cafe and salon) plus first floor commercial unit into larger cafe / restaurant. Splitting of Unit D into 2no. commercial units. Conversion of 2no. 1 bed apartments into 1no. serviced accommodation unit.

Decision: Application Permitted

Date: Mon 13 Nov 2023

REF: 23/03085/LBC

Listed Building Consent for splitting of ground floor Unit 1D into 2no. commercial units. Conversion of 2no. 1 bed apartments into 1no. serviced accommodation unit.

Decision: Application Permitted

Date: Mon 13 Nov 2023

## Tenure

Freehold

## Price

Offers in excess of £750,000

## Viewing

Strictly by appointment through this office.

## 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.

Ref: I147 (Version 1)

Prepared: 06<sup>th</sup> January 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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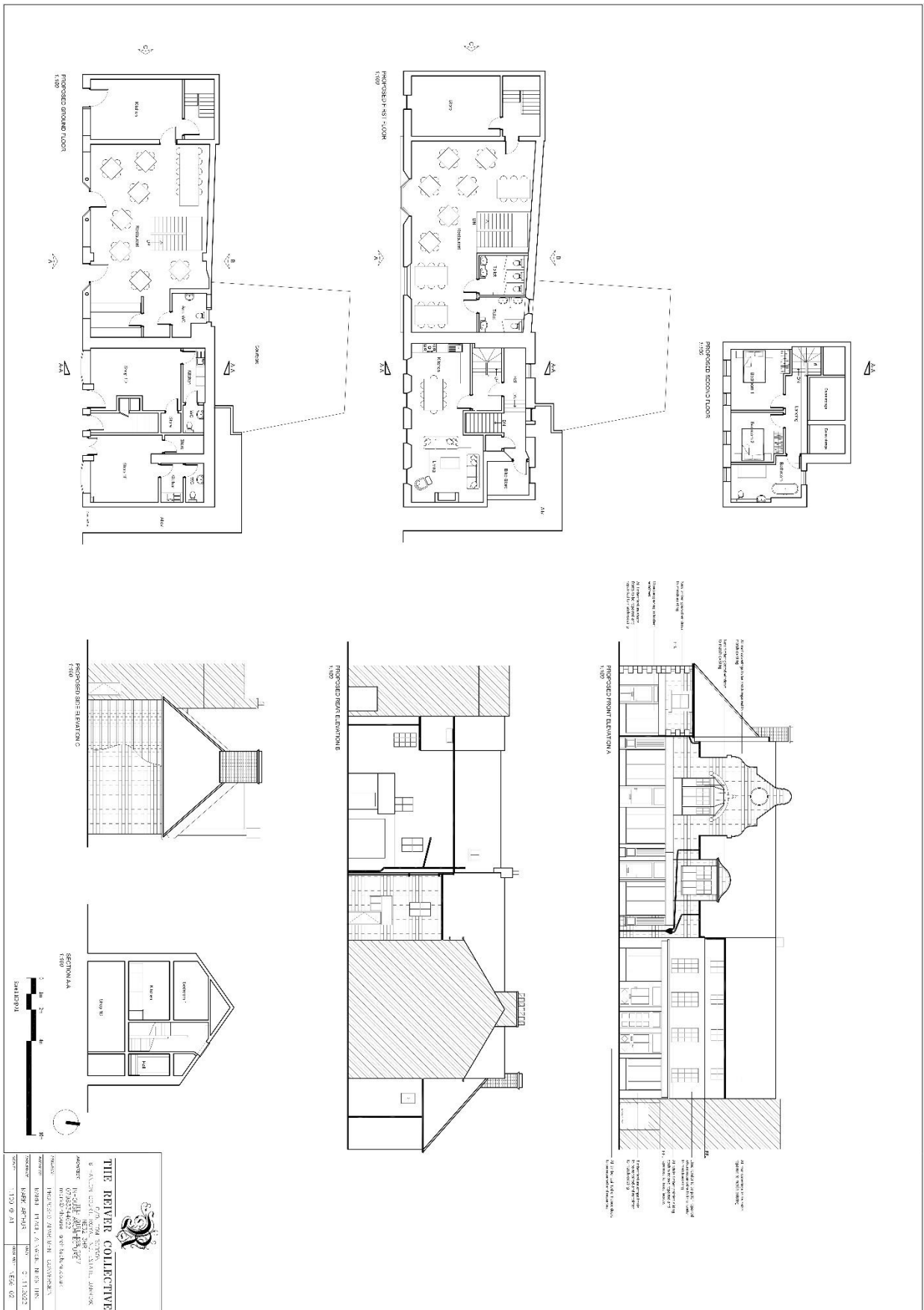
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