



## Commercial Investment

61 Front Street, Tynemouth, North Tyneside NE30 4BT

- Freehold Guest House & Tea Rooms Investment
- Rental Income £48,000 per annum
- 6.0 % Yield on Asking Price
- Tenants Have a Lease in Place until Feb 2043
- 7 Luxury En-Suite Rooms & Owners Accommodation
- Beautiful Traditional Tea Garden
- Presented to a Very High Standard
- Sought After Affluent Coastal Village

**Price: £800,000 Freehold**

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## Location

Tynemouth 61 is prominently located on Front Street in the beautiful historic coastal village of Tynemouth, it is conveniently situated to explore the wonderful Northumbrian coastline and countryside as well as the vibrant city of Newcastle upon Tyne and the quayside of Gateshead. Tynemouth is an area of outstanding natural beauty with stunning beaches permitting a wide range of water sports, including surfing, sailing, windsurfing, jet-ski, sub-aqua, swimming, kayaking and canoeing. Prominent on the headland overlooking the river are the Tynemouth Priory and Castle, dating back to the 11th Century. The area is popular with residents and tourists alike who visit at all times of the year especially during the summer and weekends throughout the year. Tynemouth village boasts a wide range of independent bars and restaurants including the renowned Riley's Fish Shack on King Edward's Bay. You will also find a great selection of independently-owned boutique stores and businesses all on the doorstep of Tynemouth 61. There is also a vibrant market at the Tynemouth Metro Station every weekend. There is ample pay and display parking to the front as well as free parking on the surrounding streets.

## Description

We are delighted to offer to the market this stunning Georgian luxury guest house & tea rooms investment, briefly comprising 7 en-suite guest bedrooms, owners accommodation consisting king bedroom with bay window and en-suite shower. There is also a Tea room which doubles up as a breakfast room with a beautiful traditional tea garden.

## Yield

6.0 % on asking price

## Lease

The current lease expires 25<sup>th</sup> February 2043.

## Tenant

The current tenants took over the successful business in September 2017 in which time have heavily invested into it. The business has been voted the best guest house in Tynemouth boasting 5 stars on Tripadvisor.

## Rental Income

£48,000 per annum

## Rent Review Dates

26<sup>th</sup> February 2035, 26<sup>th</sup> February 2040 and 25<sup>th</sup> February 2043.

## Price

£800,000

## Tenure

Freehold

## 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: I148 (Version 1)**

**Prepared: 07<sup>th</sup> January 2025**

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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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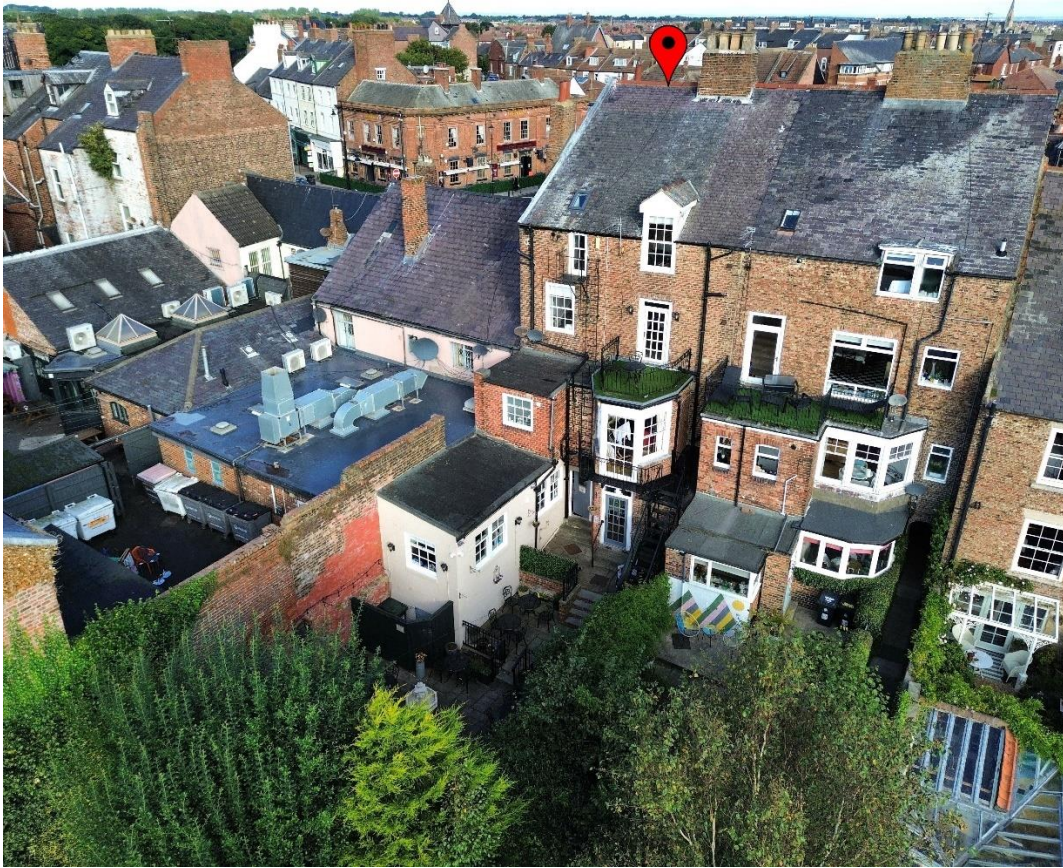
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