



Leisure in NE65

Queen Street, Amble, Amble,
Northumberland, NE65 0DQ

£225,000 Offers Over

Tenure

Freehold

On Street parking

Property features

- ✓ Prominent double-fronted stone-built mixed-use property
- ✓ Spacious three-bedroom residential accommodation (100 sq.m) plus Commercial space
- ✓ Located moments walk from Amble Harbour
- ✓ Stunning Coastal Village

Key Information

- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Commercial North East

0191 737 1154
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

100 Queen Street, Amble, Northumberland, NE65 0DQ

A Rare Mixed-Use Investment & Lifestyle Opportunity in the Heart of Amble

Occupying a prominent double-fronted position just a short stroll from Amble's bustling harbour, this substantial stone-built mixed-use property offers exceptional flexibility for investors, developers, business owners and those seeking a unique coastal home. Combining a spacious former commercial hair salon to the front with generous residential accommodation to the rear and first floor, the property provides approximately 129 sq.m (1,391 sq.ft) of versatile accommodation with significant scope for reconfiguration, subject to the necessary consents.

Previously operating as a successful hairdressing salon, the commercial element (29m² or 313 sq ft) occupies the ground floor frontage with excellent display windows and independent customer entrance, making it suitable for a variety of retail, office, beauty or professional uses.

To the rear, the residential accommodation offers well-proportioned living space including a generous lounge, fitted kitchen and three first floor bedrooms, with the exciting opportunity to combine the commercial and residential accommodation into one substantial family home or luxury holiday property.

The large attic space offers further development potential, subject to planning permission and building regulations, with neighbouring properties having successfully converted similar roof spaces into additional bedrooms. The adjoining property (of similar size) has been transformed into an impressive five-bedroom holiday cottage, demonstrating the excellent potential this property offers.

With Amble continuing to grow as one of Northumberland's most sought-after coastal destinations, the property represents an exciting opportunity to create a substantial holiday home, boutique holiday accommodation, apartments (subject to consent), or retain the commercial premises whilst enjoying spacious residential accommodation.

Price: Offers Over £225,000

Property Type: Leisure

Business Type: Hairdressers

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water, Wells

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

LOCATION

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Ideally positioned on Queen Street, only a stone's throw from Amble Harbour, the marina and vibrant town centre, the property enjoys immediate access to independent shops, cafés, award-winning seafood restaurants and the famous Harbour Village. Beautiful coastal walks, sandy beaches, Warkworth Castle and Druridge Bay are all within easy reach, making this an outstanding location for both permanent living and holiday accommodation.



LOCAL TRANSPORT AND ACCESS

LOCAL TRANSPORT & ACCESS

Amble enjoys excellent road connections via the nearby A1068 and A1 providing straightforward access throughout Northumberland and to Newcastle upon Tyne approximately 30 miles to the south. Regular bus services operate throughout the town and neighbouring villages, while Alnmouth Railway Station provides direct rail services to Newcastle, Edinburgh and London.



ACCOMMODATION

Ground Floor-Former Commercial Salon – Spacious open-plan commercial unit with large display windows, previously operating as a successful hair salon. Ideal for continued commercial use or conversion, subject to the necessary consents. Entrance Hallway (3.67m x 1.63m / 12'0" x 5'4") – Entrance hall with staircase to the first floor. Lounge (4.80m x 4.09m / 15'9" x 13'5") – Generous reception room with space for two sofas, coffee table and TV unit. Kitchen (2.06m x 5.26m / 6'9" x 17'3") – Fitted kitchen with a range of units and space for appliances and a breakfast table.



First Floor

Master Bedroom (2.74m x 4.08m / 9'0" x 13'5") – Double bedroom with fitted wardrobes and en-suite, accommodating a king-size bed and bedroom furniture. Family Bathroom – Fitted with bath, separate shower, wash hand basin and WC. Bedroom Two (2.96m x 4.01m / 9'9" x 13'2") – Double bedroom with fitted wardrobes and space for a double bed and furniture. Bedroom Three (2.51m x 4.11m / 8'3" x 13'

TENURE

FREEHOLD



DEVELOPMENT OPPORTUNITY

DEVELOPMENT POTENTIAL

One of the property's strongest features is its remarkable versatility. Prospective purchasers may wish to:

Continue operating the ground floor as commercial premises with residential accommodation above and to the rear.

Convert the entire building into one substantial coastal residence.

Create a large luxury holiday home similar to neighbouring conversions.

Develop multiple holiday apartments, subject to planning permission.

Convert the extensive loft space to provide additional bedrooms or living accommodation (STPP).

With Amble's thriving tourism market and increasing demand for quality holiday accommodation, the property offers excellent long-term investment potential.

KEY FEATURES

Prominent double-fronted stone-built mixed-use property

Former hair salon occupying the ground floor frontage

Spacious three-bedroom residential accommodation

Approximately 100 sq.m (1,078 sq.ft)

Lounge and fitted kitchen

Large bathroom with separate shower

Enclosed rear courtyard

Extensive loft with conversion potential (STPP)

Significant opportunity for redevelopment

Potential luxury holiday home or holiday let

Scope to create apartments (STPP)

Stone's throw from Amble Harbour and town centre

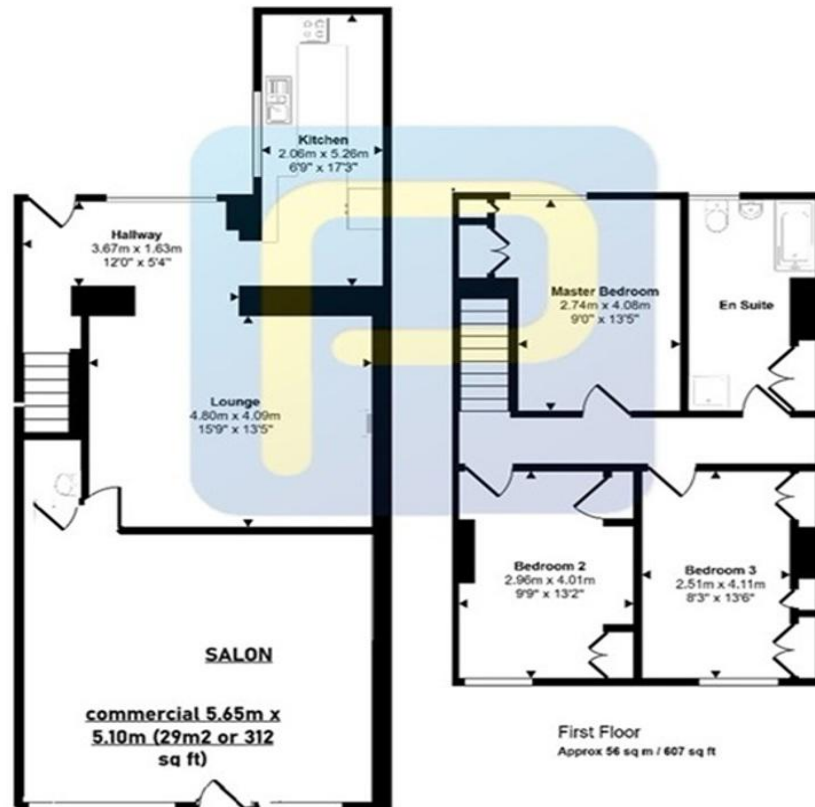
Excellent investment opportunity in one of Northumberland's most popular coastal locations



HOUSE/APARTMENT

Approx Gross Internal Area
100 sq m / 1078 sq ft

Commercial 29m² or
312 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Murdo Planner V10

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Contact your local branch today for more information on this property:

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