

Haltwhistle – 1/1A Westgate, Northumberland NE49 9AF
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Haltwhistle – 1/1A Westgate, Northumberland NE49 9AF

Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 11.80%
- Rental Income: £35,400 p.a.
- VAT is NOT applicable to this property
- Comprises two ground floor shops and large 4-bed residential flat at first floor with 1 parking space
- Residential flat has been newly refurbished in 2024 to a high standard and includes large private terrace
- Nearby occupiers include Boots, Co-op Supermarket, Haltwhistle Library and a public car park.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Retail Shop (Ground Floor)	Ground Floor Shop: 51 sq m (549 sq ft) Open plan retail, storage, office, wc	Haltwhistle Partnership Ltd t/a a Charity	3 Years from 1 April 2023	£6,600	Note 1: FRI Note 2: Break clause 01.04.2024 and rolling 1 month notice thereafter
Retail Shop (Ground Floor)	Ground Floor Shop: 52 sq m (560 sq ft) Open plan retail, storage, office, wc	Individual t/a Hair & Beauty Salon	10 Years from 28 February 2019	£4,800	Note 1: FRI Note 2: Break clause 01.03.2025
Flat - Room 1 (First Floor)	Letting Room with shared kitchen/bathroom	Individual	12 Months from 30 January 2025	£5,400	Note 1: AST Note 2: Deposit held of £450
Flat - Room 2 (First Floor)	Letting Room with shared kitchen/bathroom	Individual	12 Months from 5 January 2025	£6,000	Note 1: AST Note 2: Deposit held of £500
Flat - Room 3 (First Floor)	Letting Room with shared kitchen/bathroom	Individual	12 Months from 19 December 2024	£6,000	Note 1: AST Note 2: Deposit held of £500
Flat - Room 4 (First Floor)	Letting Room with shared kitchen/bathroom	Individual	12 Months from 6 January 2025	£6,600	Note 1: AST Note 2: Deposit held of £550
Total				£35,400	

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Property Description:

An end-of-terrace property comprising 2 retail shop at ground floor and large 4-bedroom flat at first floor, accessed from the rear and providing the following accommodation and dimensions:

Ground Floor Shop No.1: 55 sq m (592 sq ft)

Open plan retail, storage, office, wc

Ground Floor Shop No.1A: 52 sq m (560 sq ft)

Open plan retail, storage, office, wc

First Floor Flat: 104.77 sq m (1,127 sq ft)

4 Bedrooms, kitchen/living room, bathroom, terrace

Total GIA: 211.77 sq m (2,279 sq ft)



Tenancy:

Shop No.1 is at present let to Haltwhistle Partnership Ltd t/a Charity for a term of 3 years from 1st April 2024 at a current rent of £6,600 p.a. and the lease contains full repairing and insuring covenants. Tenant has option to determine on 1st April 2024 and thereafter with rolling 1 month notice.

Shop No.1A is at present let to an Individual t/a hair and beauty salon for a term of 10 years from 28th February 2019 at a current rent of £4,800 p.a. and the lease contains full repairing and insuring covenants. Tenant has option to determine on 1st March 2025.

Room 1 is at present let on AST to an Individual for a term of 12 Months from 30th January 2025 at a current rent of £5,400 p.a. Deposit held of £450.

Room 2 is at present let on AST to an Individual for a term of 12 Months from 5th January 2025 at a current rent of £6,000 p.a. Deposit held of £500.

Room 3 is at present let on AST to an Individual for a term of 12 Months from 19th December 2024 at a current rent of £6,000 p.a. Deposit held of £500.

Room 4 is at present let on AST to an Individual for a term of 12 Months from 6th January 2025 at a current rent of £6,600 p.a. Deposit held of £550.

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First Floor Flat:



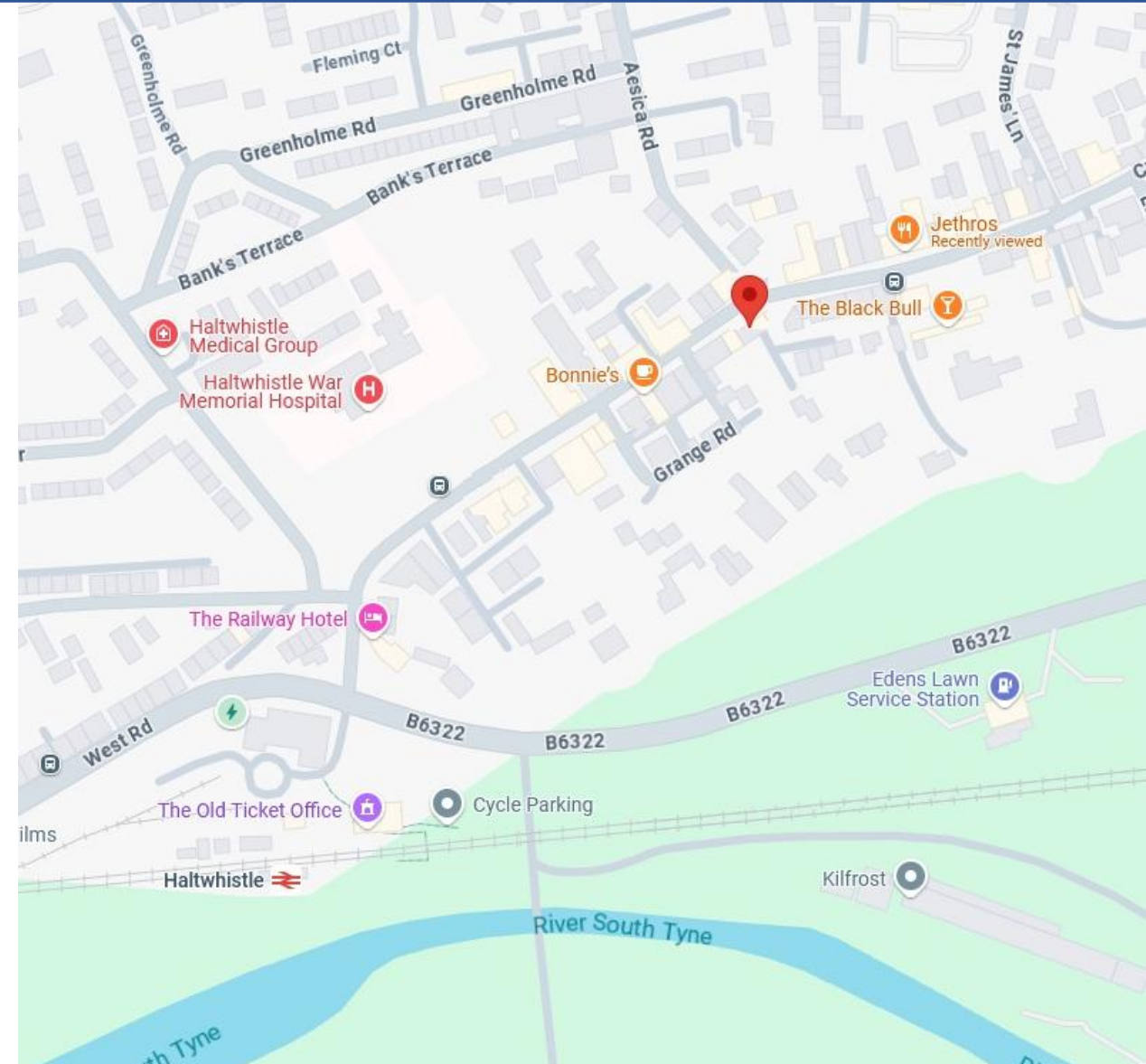
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Location:

Haltwhistle is an attractive town situated on the A69 trunk road between Carlisle (21 miles) and Newcastle-upon-Tyne (36 miles). The town benefits from a railway station and is on the Carlisle to Newcastle line. The town is popular with tourists principally due to the close proximity to Hadrian's Wall and the Pennine Way, which runs through the town. The property is situated in a prominent corner position on Westgate, which is the town's main shopping street, at its junction with Aesica Road. Occupiers close by include Boots, Save the Children, Co-op Supermarket and the library with adjacent public car park.



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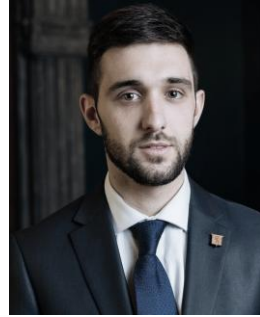
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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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