



SHOP & POST OFFICE FOR SALE

Allendale Post Office & Village Store, Market Place, Allendale, Northumberland, NE47 9AZ

Post Office & Village store with residential accommodation above | Includes goodwill, fixtures & fittings of the business operated from the ground floor | Popular village location | Offers in the region of £340,000

LOCATION

The property is located in the village of Allendale, which lies approximately 10 miles south-west of the town of Hexham, and 28 miles west of Newcastle upon Tyne.

Allendale is a popular village in the Hexhamshire countryside. It is popular with tourists. Local amenities in the village include a local Co-Operative store, butchers, pharmacy, pubs and a primary school. Further more extensive facilities are available in nearby Hexham.

DESCRIPTION

The property comprises a ground floor shop within a three-storey semi-detached building of stone construction under a pitched slate covered roof with single storey extension to the rear which is also of stone construction and under a slate covered pitched and hipped roof. The property is Grade II Listed and benefits from timber and UPVC double glazed windows.

Internally, the property comprises a Post Office and Village Store to the ground floor with residential accommodation above. The store is well presented, with stone floor and plastered walls and ceilings with integral lighting. The single storey extension to the rear has a vaulted ceiling and has been partly laid out as a hot food takeaway. There is also an ATM machine to the front of the property and a CCTV system is installed. The business has been operated by the current owner for around 20 years.

The residential accommodation is accessed from a door to the side of the property and is well presented. To the first floor is a storage room and w.c with wash hand basin which is used in association with the ground floor retail use. To the front is a bedroom with en-suite shower room. To the second floor are two bedrooms, each with en-suite shower rooms. One of the bedrooms benefits from a small kitchen which is open to the bedroom/living room. To the third floor are two further bedroom and a bathroom, as well as some eaves storage. The rooms benefit from electric wall heaters and fire doors. There is also a fire alarm system.

ACCOMMODATION

We have measured the property as providing the following areas:

<u>Ground floor Retail Areas</u>	<u>Net Internal Area</u>	
Retail area	92.99 sq m	(1,000 sq ft)
Store	1.88 sq m	(20 sq ft)
Store	2.54 sq m	(27 sq ft)
Total	97.41 sq m	(1,047 sq ft)

The upper floor accommodation extends to a total Gross Internal Area of 153.12 sq m (1,649 sq ft) comprising the following:

First floor

Storage room with w.c. & wash hand basin, hallway, store room, bedroom with en-suite shower room

Second floor

Two double bedrooms with en-suite shower rooms, one of which has an open plan kitchen area

Third floor

Two bedrooms, Bathroom with w.c. and wash hand basin, eaves storage

USE

The property is currently operated as a village store and Post Office, with letting bedrooms on the upper floors. The property would be suitable for continuation of its existing use or may be suitable for other uses. The upper floors could be converted into a single dwelling. Any alternative uses are subject to all consents including planning consent being obtained.

TENURE/PRICE

The property is available for sale freehold, to include the goodwill, fixtures & fittings of the business, at offers in the region of £340,000 (plus stock).

BUSINESS RATES

The property is entered into the rating list under two entries, the ground floor is described as Post Office & premises and has a rateable value of £6,100. The upper floors are described as a self-catering holiday unit/letting rooms and premises, with a rateable value of £3,400.

It is envisaged that the rateable value of the property will be below the small business rates threshold and, therefore, it is likely that occupiers may be exempt from paying business rates.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison on Tel: 0191 2610300

LEGAL COSTS

Each party is to bear their own legal costs.

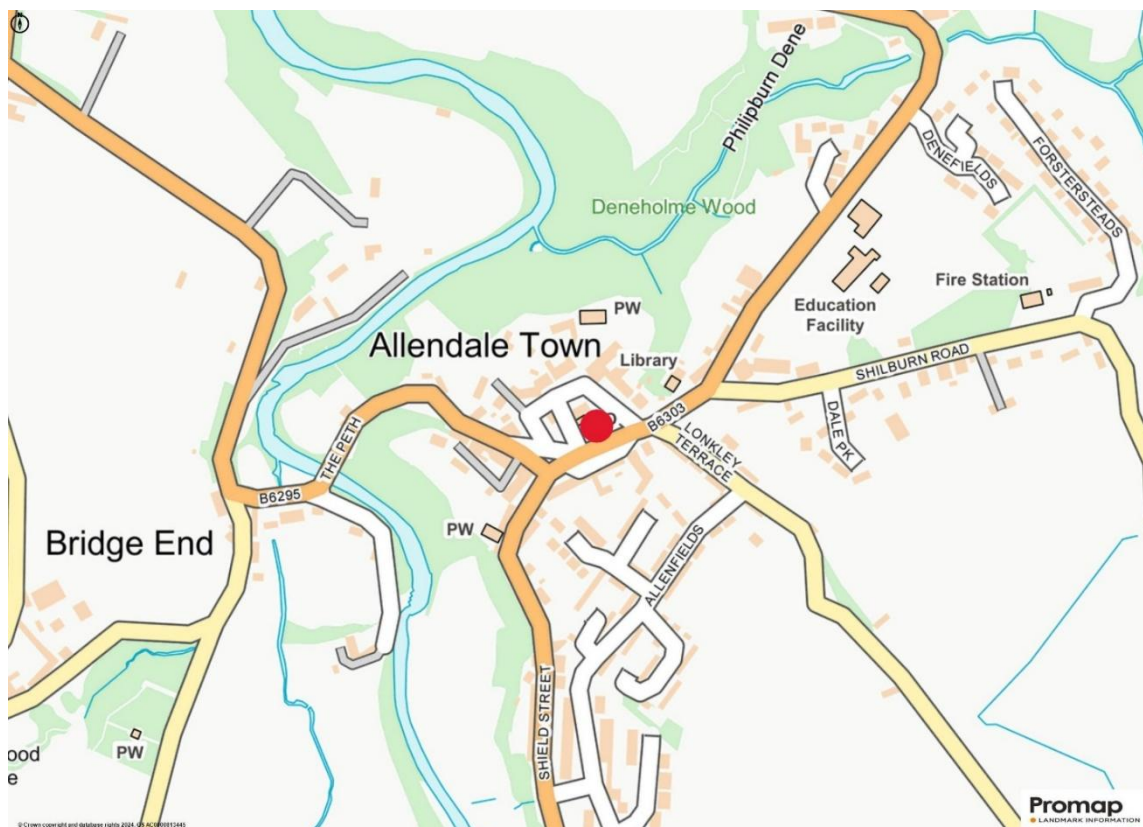
LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-122. A copy of the EPC is available on request.





Particulars prepared November 2025

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