

INVESTMENT FOR SALE

10 YEAR LEASE to Cash Access UK Limited

Ground floor retail Unit with a vacant first floor residential apartment

Add value opportunity

75 Queen Street , Amble NE65 0DA



LOCATION

The premises are situated in a prime location in the historic town of Amble which lies approximately 14 miles northeast of Morpeth and 9.3 miles southeast of Alnwick. Amble is a seaside town and a popular destination for tourists all year round. The property is situated on Queen Street, the main pedestrian thoroughfare. The property benefits from parking on the street to the front.

Nearby occupiers include Heron Foods who have recently expanded into the former Co-op, Tesco Express, Boots and a variety of local independent operators. This can be seen on the attached street trader's plan.

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DESCRIPTION

The property comprises of a 2-storey building of stone construction with a pitched slate roof. The ground floor is self-contained. The ground floor has recently been fitted out in a new modern corporate style and incorporates a post office counter adding to the range of banking services on offer. The first floor 2 bed apartment is currently a shell and is ready for fit out. It has an access from Queen Street plus a stair down to the rear yard-which can accommodate a car. A separate power supply has been installed and the ceiling between the retail unit and the floor of the apartment has been soundproofed and insulated.

A copy of the planning decision notice can be found here [25/04266/FUL | Change of use from redundant commercial premises to create a first floor two bedroom flat and retrospective installation of ground floor entrance to flat | TSB 75 - 79 Queen Street Amble Morpeth Northumberland NE65 0DA](#) or this can be emailed .

ACCOMMODATION & MAIN TENANT COMPANY INFORMATION

The property is currently arranged to provide the following approximate net internal areas:

Retail Unit

Ground floor net internal area 109 sqm 1172 sqft

Residential Unit

Living room 3.4m x 7.2m

Bedroom 1) 3.7m x 6.5m

Bedroom 2) 3.6m x 3.57m

Plus kitchen, bathroom and WC

TENANT INFORMATION

- Cash Access UK is funded by the UK's biggest banks, including AIB NI, Bank of Ireland UK, Barclays, Danske Bank, HSBC UK, Lloyds Banking Group, NatWest Group, Santander, TSB and Virgin Money.
- For the year end 31/12/24 Cash Access UK had a turnover of £46m, profit of £13.69m and net assets of £21.5m. Cash at bank and in hand £127m.
- Banking hubs offer easy access to face-to-face cash and banking in the heart of communities across the UK. They are owned by Cash Access UK and operated by the Post Office. Open Monday-Friday, 9am-5pm, each banking hub has a counter where you can access cash services whenever the hub is open and whoever you bank with. You can:
- pay in cash (notes and coins) and cheques
- withdraw cash (notes and coins)
- check your balance
- pay utility bills
- top up your gas and electricity
- access change-giving services (for registered businesses)

EPC

The property has an EPC rating of C 74. A copy of this is available upon request.

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TENANCY INFORMATION

Cash Access UK Limited have taken a 10 year lease incorporating a tenant break at the end of the fifth year of the term of the ground floor demise on effectively full repairing and insuring terms by way of service charge contribution at an initial rental of £22,500 per annum from the 17th November 2025.

Copies of all lease documentation are available upon request.

PROPOSAL

We are instructed to seek **£310,000 (Three Hundred and Ten Thousand Pounds)** for the benefit of our client's freehold interest subject to the tenancy therein. A purchase at this level equates to a net initial yield of 7.52 % after considering a notional value of the residential unit at £20,000 with purchaser's costs at 3.2%.

MONEY LAUNDERING REGULATIONS (MLR)

In order to comply with current MLR regulations, any purchaser will need to provide identity documents and will be required to use a UK-based solicitor that is registered with the SRA. Proof of funds will be required in respect of any purchase taking place from existing reserves.

VAT

The property is elected for VAT.

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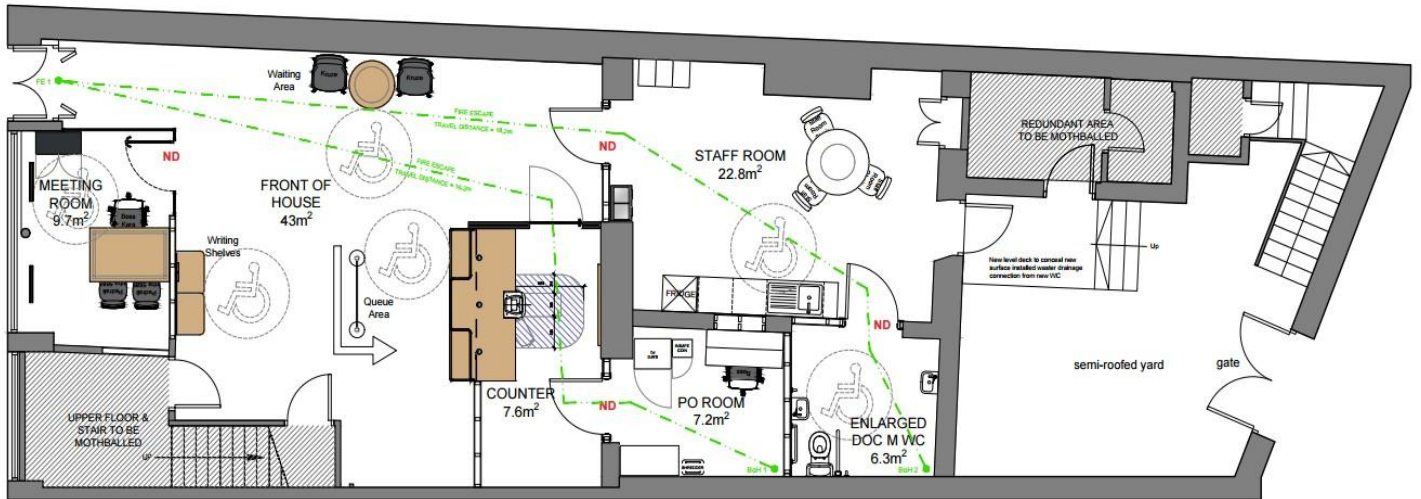
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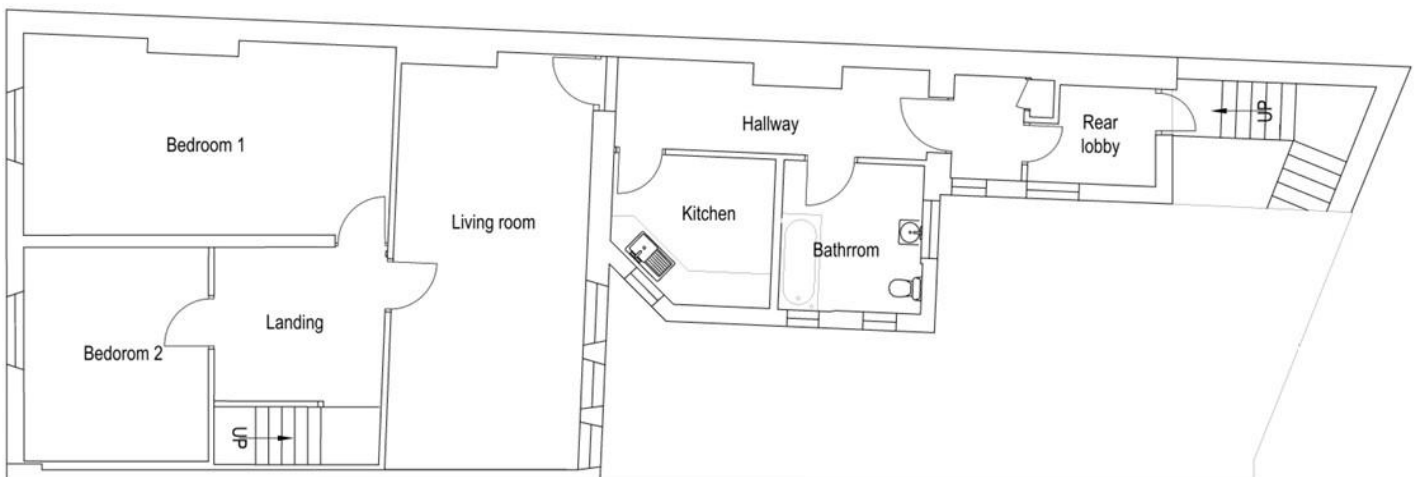
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INTERNAL LAYOUT OF GROUND FLOOR



INTERNAL LAYOUT OF FIRST FLOOR



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