

# MIXED USE INVESTMENT

Highly sought after  
and affluent  
Northumberland location

DELTA CAPITAL PROPERTY INVESTMENT



30-32 Newgate Street, Morpeth, Northumberland NE61 1BA



## INVESTMENT SUMMARY



- Located in Morpeth, an **attractive and affluent market town** in Northumberland, with a **population of approximately 12,000** and a County wide population in excess of 310,000.
- Morpeth has **excellent transport links** via road and rail to neighbouring towns and cities.
- The town is **popular with residents and tourists alike**, with its medieval castle and imposing bridges.
- The property is situated on **Newgate Street**, close to Morpeth bus interchange, Morrisons Supermarket and The Sanderson Arcade. This is a **popular shopping district**.
- Comprising a **well-maintained Grade II listed building** with off-street parking for up to four cars.
- Entirely let to 12 tenants generating a total rent of **£79,094.00 per annum**.

**We are instructed to seek offers in excess of £815,000 (exclusive of VAT) reflecting a net initial yield of approximately 9.23% assuming purchasers' costs of 5.51%.**



**RICS**

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## LOCATION



Northumberland is a County in North East England, bordering Scotland, with a population of just over 319,000 people. It is known for its beautiful countryside, including the Northumberland National Park, as well as its many historic Castles and villages. The County is also home to a number of famous beaches including Bamburgh, Beadnell and Embleton, as well as many picturesque villages such as Amble, Seahouses, Bamburgh, and Morpeth itself.

Morpeth enjoys a central location within reach of several major cities. Newcastle upon Tyne the closest, is situated just 15 miles to the South. Edinburgh, Leeds and Glasgow are also within comfortable driving distances, ranging from 85 to 120 miles.

Morpeth offers excellent transport connectivity to major areas across the UK. Its strategic position on the A1 trunk road and the East Coast mainline makes it an ideal base for tourists and residents alike.



**Running through Morpeth, the East Coast Line provides direct connections to Edinburgh, Newcastle, York, Leeds and London. Rail times from Morpeth to these cities are as follows:**

**Newcastle** – Approximately 30 minutes

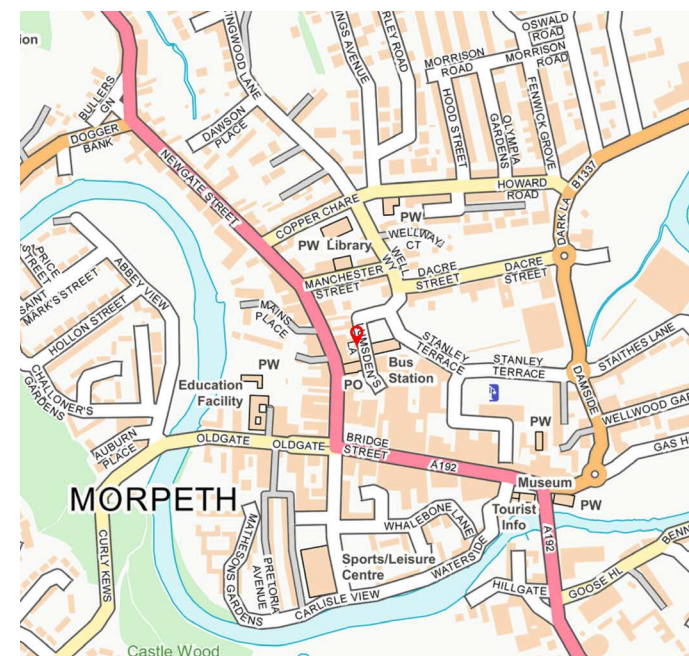
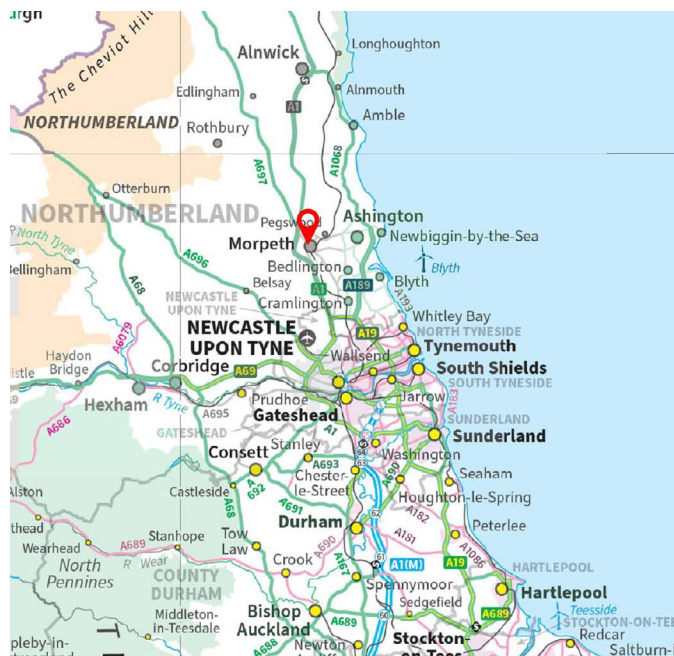
**Edinburgh** – Approximately 1 hour 30 minutes

**York** – Approximately 2 hours

**Leeds** – Approximately 2 hours 30 minutes

**London** – Approximately 3 hours 30 minutes

The town's local bus network further enhances mobility, linking Morpeth to many surrounding towns and villages.



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## LOCATION



### Medieval castles

The town attracts tourists from across the UK and beyond, drawn to its historical charm, natural beauty and proximity to popular attractions such as Alnwick Castle and the beautiful Northumberland Coastline.

Morpeths medieval Castle, imposing bridges over the River Wansbeck and charming cobbled streets offer a glimpse into its rich history. Northumberland National Park, with its rugged coastline, rolling hills and picturesque villages provides ample opportunity for outdoor enthusiasts.



### Historic charm

The towns population forms a close-knit community that embraces its heritage whilst welcoming new residents and businesses. The towns diverse range of shops, restaurants, leisure facilities and services caters to both locals and visitors.

The vibrant tourism industry contributes significantly to the local economy, providing employment and strongly supporting local businesses.

Offering a unique blend of historic charm and modern amenities, this makes it an ideal place to live, work and visit.



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## SITUATION

The property is situated on Newgate Street, enjoying a prominent position with the town's commercial centre. The site has the benefit of immediate access from Morpeth Bus Interchange.

Morrisons and LIDL, major supermarkets and Morpeth Retail Park are located directly adjacent to the property, providing a vibrant retail environment and high foot traffic.

The beautiful Sanderson Arcade, a popular shopping and leisure destination is also situated within close proximity, further enhancing the property's appeal.

Nearby retailers include Marks and Spencer, Boots, WH Smiths, Greggs, Specsavers, Subway, The White Company, Oliver Bonas and the ever popular Rutherfords, a privately owned premier lifestyle store making Morpeth a shopping experience offering both ends of the shopping spectrum.



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**Retail development**



**The Sanderson Arcade**

**Medieval Castle**

**Morpeth Bus Interchange**



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## DESCRIPTION



The property comprises a well-maintained Grade II listed building, which has been thoughtfully converted into a successfully let mixed-use investment. The ground floor features two retail units fronting Newgate Street, offering excellent visibility and footfall. The businesses on the upper floors, are also accessed from this busy street.

The upper floors have been divided, providing accommodation to a wide range of small businesses including health, well-being and beauty services, psychologists, property sales and rental professionals.

A small courtyard to the rear accommodates four further retail units, strategically positioned adjacent to Morpeth Bus Interchange, ensuring convenient access for customers and employees. This is also where the four private parking spaces are.



## ACCOMMODATION



The property provides the following net internal areas.

Unit	Description	Sq ft	Sq m
30	Ground	366	34
32	Ground	269	25
	Basement	248	23
32A (First & second floors)	Room 1	292	27
	Room 2	205	19
	Room 3	281	26
	Room 4	245	23
	Room 5	215	20
	Room 6 & 7	355	33
32B	First	323	30
32C	Ground	507	47
32D	Ground	255	24
32E	Ground	195	18
Total		3,756	349



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## TENURE

The property is held freehold with title number: ND163323

## VAT

The property is not elected to tax.

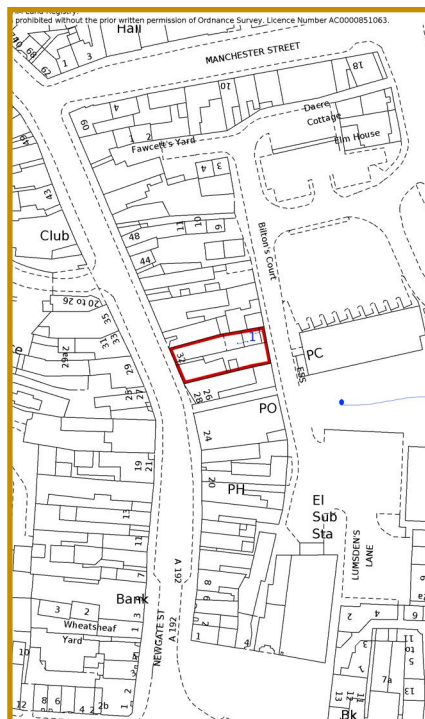
## TENANCY INFORMATION

The building and car parking spaces are entirely let to 12 tenants providing a combined rent roll of £79,394.00 per annum.

Tenants include hair salon, barbers, psychologists and estate agents, amongst others. The full tenancy schedule is available to interested parties, upon request.

## ENERGY PERFORMANCE CERTIFICATE

Unit	EPC
30	C
32	D
32A - Room 1	D
32A - Room 2	D
32A - Room 3	D
32A - Room 4	D
32A - Room 5, 6 & 7	D
32B - Room 1	B
32C	C
32D	C
32E	C



## PROPOSAL

**£815,000**

We are instructed to seek offers in excess of £815,000 (exclusive of VAT) reflecting a net initial yield of approximately 9.23% assuming purchasers' costs of 5.51%.

Don't miss out on future listings

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## CONTACT

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**DELTA CAPITAL**  
PROPERTY INVESTMENT



[google earth](#)



[what3words](#)

Access to the data room can be provided on request.  
Information as follows:

- Title
- Floorplans
- Lease
- EPC



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## DELTA CAPITAL PROPERTY INVESTMENT

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There are no unclaimed Capital Allowances available with the property.

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. We will therefore require the following information:

- Corporate structure and ownership details of purchasers
- Identification and verification of ultimate beneficial purchasers
- Satisfactory proof of the source of funds for the purchasers

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These particulars shall not form part of any offer or contract and the seller makes no representations or warranties, express or implied, as to the condition of the property or the accuracy of any information provided in relation to the property. Any prospective purchaser is not to rely on any representation made in these particulars and must satisfy themselves as to the accuracy by their own investigation before entering into any contract.