



FREEHOLD LEISURE INVESTMENT

In highly desirable
Northumberland location



DELTA CAPITAL
Property Investment



The Running Fox Bakery & The Foxes Den Micro Brewery

2-4 Riverside, Felton, Morpeth,
Northumberland, NE65 9EA



INVESTMENT SUMMARY



- Located in a highly desirable Northumberland location
- Attractive stone building overlooking the River Coquet in picturesque village
- Two brand new leases recently agreed demonstrating tenant commitment to the building
- 87% of the income from the highly regarded The Running Fox Bakery
- Fully let with total passing rent of £31,200 per annum
- WAULT of 5.22 years to expiry, with no breaks
- VAT free investment

We are instructed to seek offers in excess of £425,000 (Four Hundred and Twenty Five Thousand Pounds) reflecting a net initial yield of 7.04% assuming standard purchasers costs of 4.33%



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**2-4 Riverside, Felton, Morpeth,
Northumberland, NE65 9EA**



LOCATION



Felton is a picturesque and highly sought-after village in North Northumberland, strategically situated approximately 10 miles south of Alnwick, 9 miles north of Morpeth, and 24 miles north of Newcastle upon Tyne. The Scottish border is accessible within an hour's drive to the north.

Characterised by its historic stone terraced cottages, the village is defined by the River Coquet and its two attractive bridges, with some properties dating back to the 12th Century. Felton boasts a vibrant local community and amenities, including a general store, "Beauty Above" salon, and The Gallery artist studio.

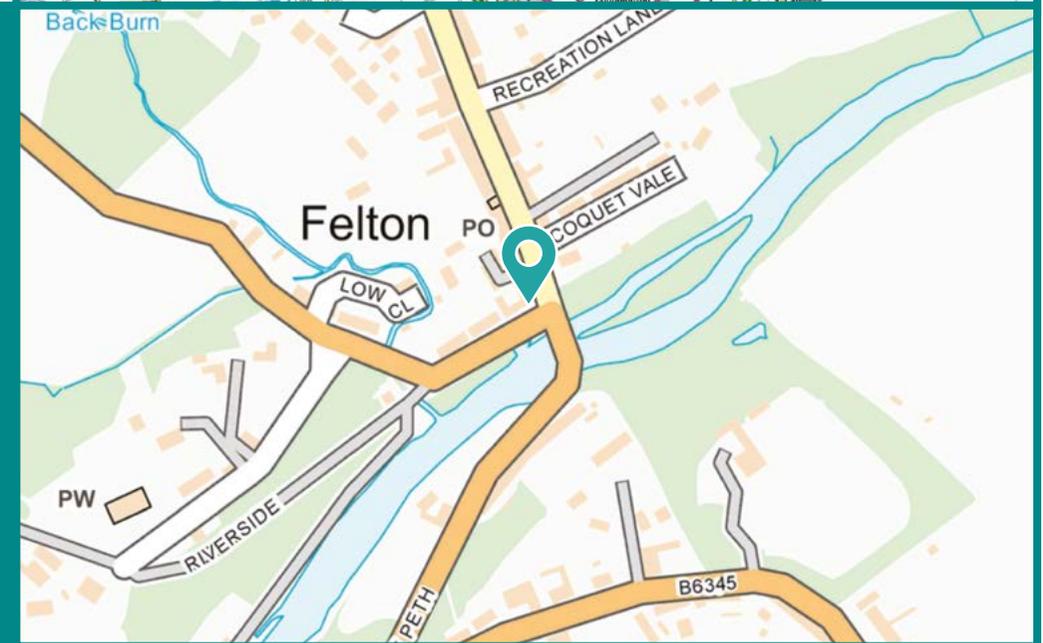
The village has good transport links, including an hourly bus service connecting Alnwick and Newcastle, while the main East Coast Main Line rail service is available at nearby Alnmouth.



SITUATION

The property occupies a very prominent position on the corner of Main Street and Riverside, offering exceptional views over the river and the village bridges. It is situated directly opposite the popular Northumberland Arms public house, driving significant footfall to the area.

The building forms a seamless part of the streetscape, connected to attractive cottages on both sides. The site comprises the entirety of 1 Main Street and 2-4 Riverside. Ample free parking is available on the street immediately fronting the property, as well as on one of the adjacent bridges.



DESCRIPTION



The subject property comprises a substantial and attractive building incorporating The Running Fox—a renowned coffee shop and artisan bakery—and The Foxes Den Micro Brewery. Internally, the property is extremely well-appointed, having been decorated and finished to a high standard throughout.

The ground floor features the main coffee shop retail area, bakery, two dedicated kitchen areas, and customer seating. The first floor provides additional seating, a secondary kitchen, and public WCs. The second floor comprises office accommodation and storage space. There is access to the basement via the ground floor coffee shop through a shared corridor, with additional independent access fronting Main Street. Externally, the property benefits from a small front garden area utilised for additional outdoor seating. We estimate the current configuration provides a seating capacity of approximately 40 to 50 covers.



ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate floor areas:

Floor	Description	Area (sq m)	Area (sq ft)
Basement	Micro Pub	35.9	386.47
Ground	Coffee Shop	44.0	474
Ground	Bakery	14.6	157
Ground	Kitchens	19.4	209
First	Seating Area	40.3	434
First	Kitchen	10.8	116
First	Public Toilets	4.4	47
Second	Office/Storage	19.4	209
Totals		188.8	2,032



TENANCY INFORMATION

Ground, first and second floor premises are let to a private individual (t/a The Running Fox) on a new lease for a term of 5 years and 5 months from and including 1st December 2025, therefore expiring 28th April 2031 at a new rent of £27,000 per annum. The lease is held on effective FRI terms subject to a schedule of condition.

The Running Fox operates from a number of bakeries across Northumberland including Felton, Longframlington, Longhoughton, Powburn and Kirkharle Courtyard. More information can be found on their website: runningfoxbakery.co.uk

The basement is let to TFD Hospitality Limited (t/a The Foxes Den) on a new lease for a term of 5 years and 4.5 months from and including 28th October 2025 to and including 15th March 2031 at a new rent of £4,200 per annum. The lease is held on effective FRI terms subject to a schedule of condition.

The total passing rent is therefore £31,200 per annum. WAULT of 5.22 years to expiry, with no breaks.

TENURE

The property is held freehold with title number: **ND151829**

VAT

We understand the property is not elected to tax.

ENERGY PERFORMANCE CERTIFICATE

C

CONTACT

For further information or to arrange a viewing please contact:

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Anti-Money Laundering

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

PROPOSAL

EXCESS OF £425,000

We are instructed to seek offers in excess of £425,000 (Four Hundred and Twenty Five Thousand Pounds) reflecting a net initial yield of 7.04% assuming standard purchasers costs of 4.33%



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JAN 2026

Important Notice: These property particulars are for general guidance only. Although prepared with all reasonable care, their complete accuracy cannot be guaranteed, and they do not constitute part of an offer or contract. If there is any aspect of these particulars that you consider to be particularly important, it is essential that you seek professional verification. The seller makes no representations or warranties, whether express or implied, concerning the condition of the property or the accuracy of the information contained herein. Prospective purchasers must rely upon their own enquiries and investigations to satisfy themselves as to the correctness of each statement before committing to a purchase. All measurements and boundaries are approximate. The photographs included are for general information only and are subject to copyright; they may not be reproduced, distributed, or transmitted in any form or by any means, including on websites, without the express written consent of the copyright holder.

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