



FOR SALE

160-162 MAIN STREET

SEAHOUSES, NE68 7UA

MIXED USE FREEHOLD OPPORTUNITY

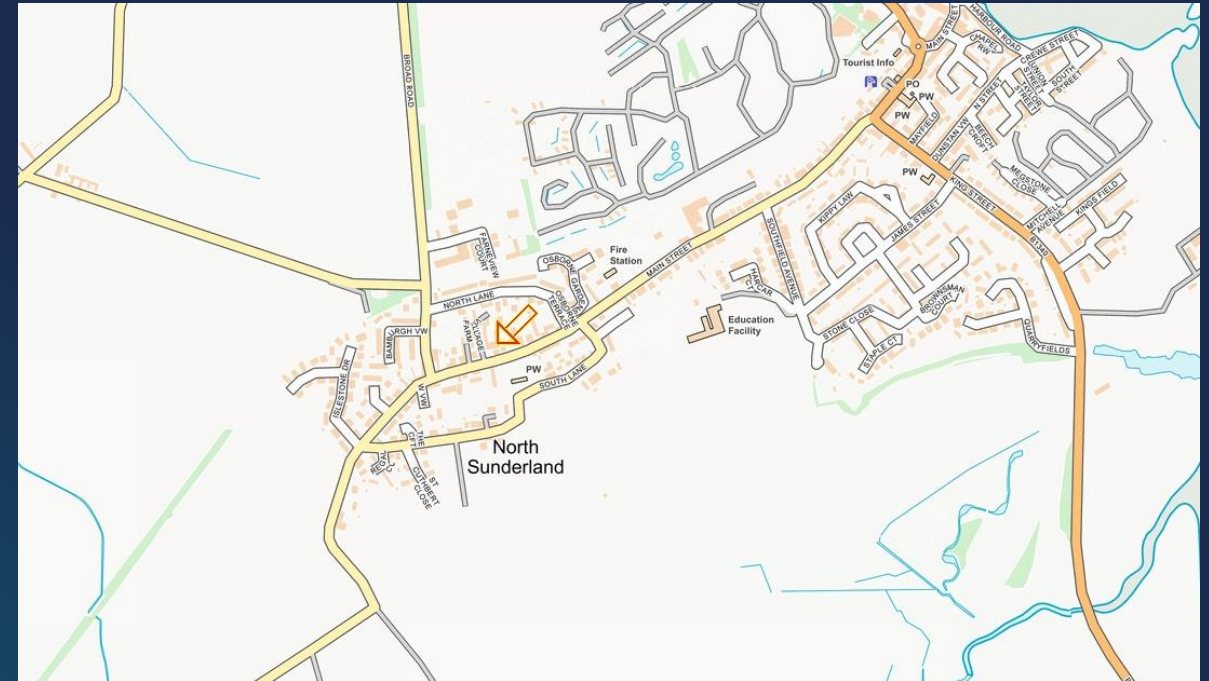
207.8 SQ M (2,237 SQ FT)

Bradley Hall

DESCRIPTION

160–162 Main Street comprises an attractive and versatile mixed-use property situated in the heart of Seahouses. The building offers a high-quality four-bedroom residential dwelling together with an integral commercial premises currently fitted out as a wellness/gym space, but suitable for a wide range of Class E uses.

The property is spread over two floors and provides a rare opportunity for an operator, investor or owner/occupier seeking a coastal base with flexible accommodation. Given the self-contained layout and separate access points, the commercial element could be utilised independently, incorporated into the main residence, or repurposed as an annexe/holiday let (subject to consents).



KEY SPECIFICATION

- Mixed use freehold opportunity
- Four bedroom residential dwelling with character throughout
- Integral commercial premises suitable for a range of Class E uses
- Prominent position within Seahouses
- Finished to a high standard and specification throughout
- Attractive and versatile layout
- Enclosed patio
- Fantastic scope to suit a buyer's requirements

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
TOTAL	207.8	2,237

EPC RATING

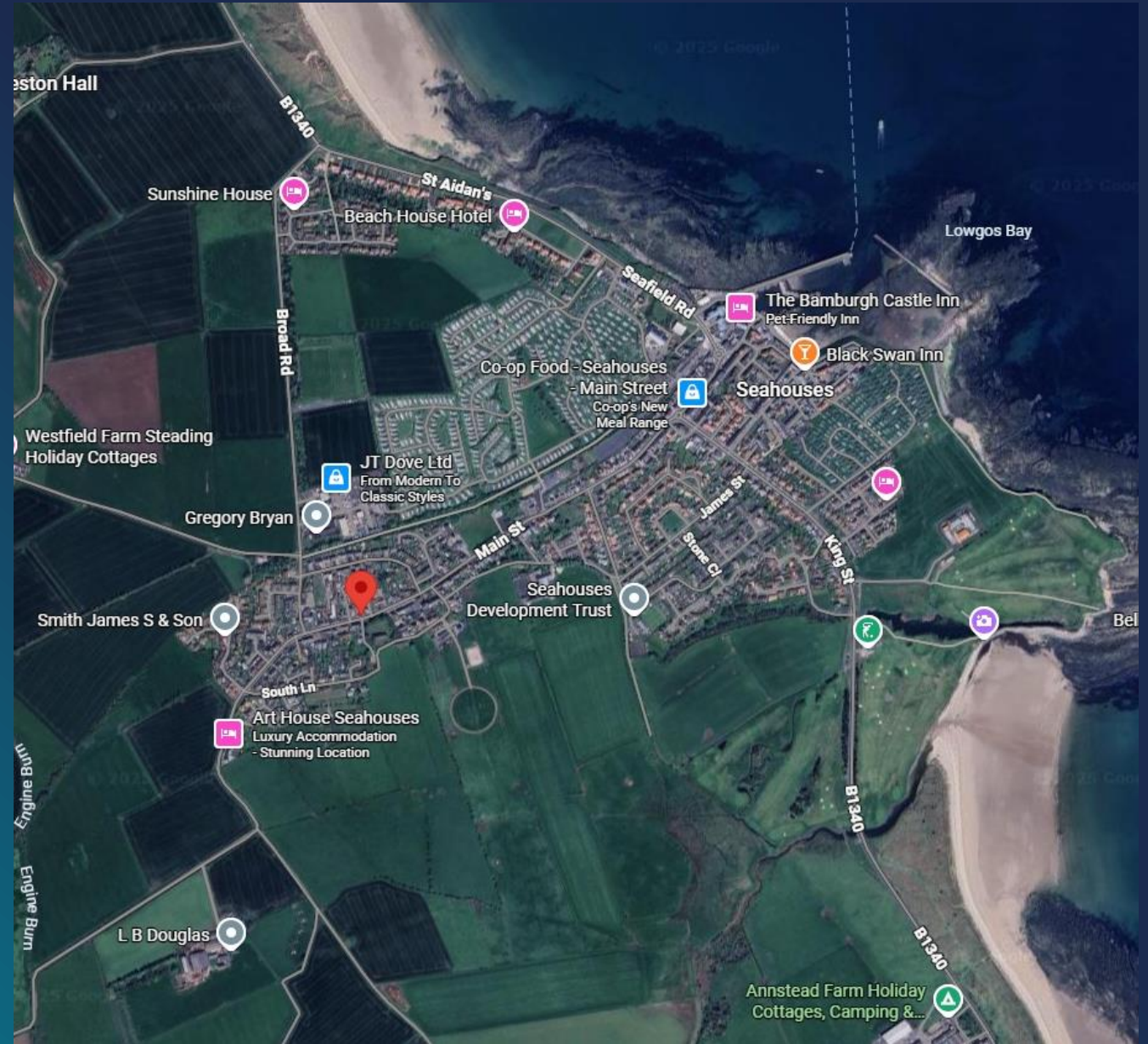
E (47)

LOCATION

The property is centrally located on Main Street in Seahouses, a thriving coastal village within the Northumberland Coast Area of Outstanding Natural Beauty. The village attracts significant year-round footfall from residents, tourists and holidaymakers visiting the harbour, local beaches and Farne Islands.

Seahouses offers a wide range of amenities including shops, restaurants, a supermarket, leisure facilities and coastal attractions. The A1 is easily accessible, linking to Alnwick (12 miles), Berwick-upon-Tweed, and Newcastle upon Tyne. Alnmouth Station provides East Coast Main Line services to Edinburgh, Newcastle and beyond.

This central location benefits from strong visibility, pedestrian activity, and close proximity to established residential and holiday-let areas.



COMMERCIAL ACCOMMODATION

The ground-floor commercial premises presents a charming and characterful environment with a blend of exposed stonework, lime hemp plaster, and traditional features.

The accommodation is well suited to health and wellness operators, boutique retail, professional services, creative studios or similar businesses seeking a prominent position within the vibrant village centre.

KEY FEATURES

- Welcoming reception area with stone fireplace and wood-burner
- Main open gym / treatment room with attractive finished
- Private treatment room with slate flooring
- Utility / store room with plumbing for white goods
- Accessible W/C
- Dedicated changing room with shower and W/C
- Independent access and good visibility from Main Street



RESIDENTIAL ACCOMMODATION

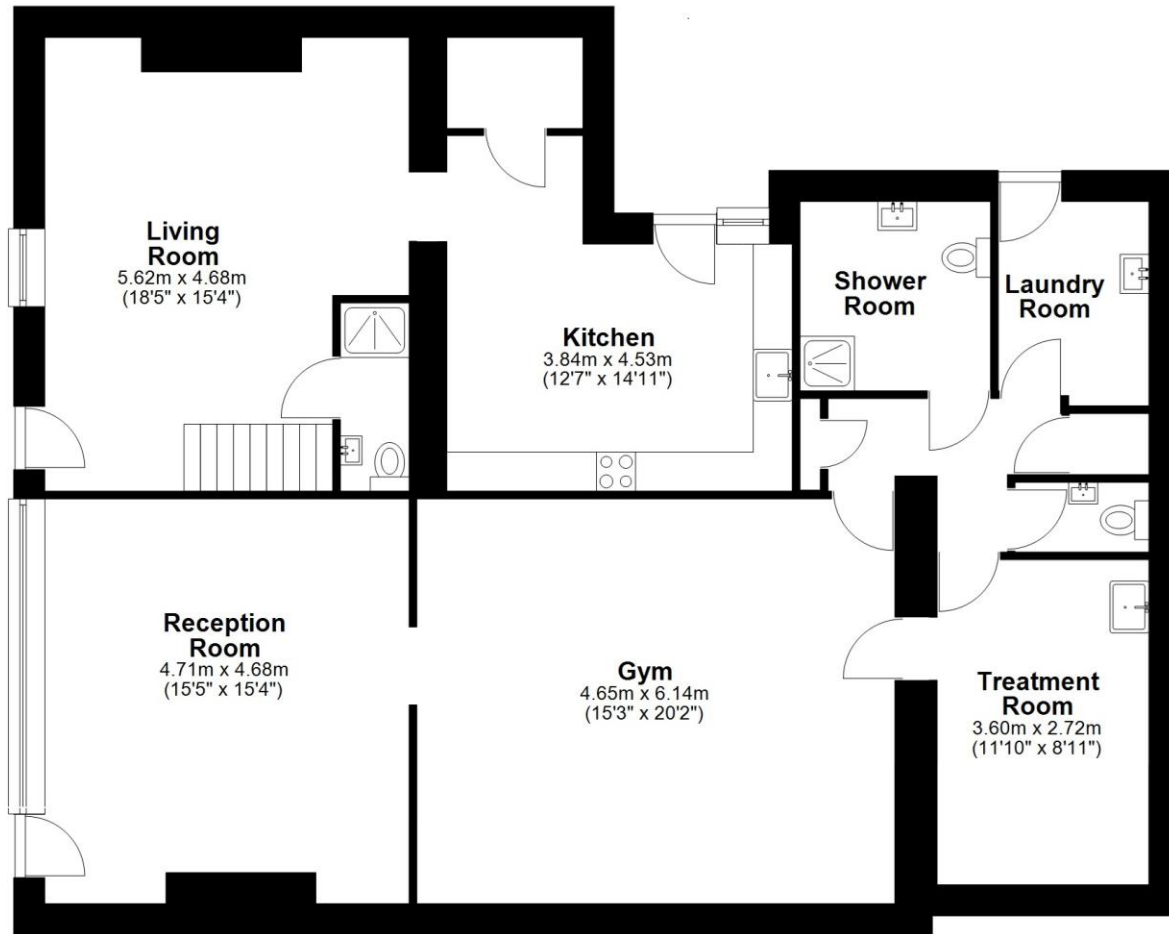
The residential element provides a beautifully finished four-bedroom home accessed separately from Main Street. The layout is arranged over the ground and first floors, blending high-quality modern finishes with traditional materials including exposed beams, flagstone flooring, and inglenook fireplaces.

This charming residence provides flexibility, comfort and significant potential for multi-use living or investment purposes.

KEY FEATURES

- Spacious sitting/dining room with log-burning stove and underfloor heating
- Fully fitted kitchen with solid oak worktops and induction hob
- Principal bedroom with ensuite rainfall shower
- Further three double bedrooms, one with dual-aspect views to St Paul's Church
- Additional ensuite bedroom and generous family bathroom
- Character features throughout including original floorboards and exposed stone
- Enclosed rear patio area





Total area: approx. 207.8 sq. metres (2237.0 sq. feet)

TERMS

The freehold is available to purchase for £595,000.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis and where silent, offers will be deemed net of VAT.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating

COUNCIL TAX

Band D

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall Alnwick.

CONTACT

CHARLOTTE JACKSON

01665 605605

Charlotte.jackson@bradleyhall.co.uk

MAHIR MAZHAR

01665 605605

Mahir.mazhar@bradleyhall.co.uk

Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

01665 605605 | alnwick@bradleyhall.co.uk | www.bradleyhall.co.uk | 28 Bondgate Without, Alnwick, NE66 1PH