



DEVELOPMENT OPPORTUNITY FOR SALE

5a – 6a Front Street, Prudhoe, Northumberland, NE42 5HJ

Upper floors development opportunity | Town centre location | Planning permission for 4 flats | Price: £85,000

LOCATION

Prudhoe is a semi-rural town located in the Tyne Valley, approximately 11 miles west of Newcastle upon Tyne. Prudhoe railway station provides regular direct services to Newcastle upon Tyne, Hexham, and Carlisle, offering easy access to major destinations across the North East and beyond. The A695 runs through the town, connecting to the A1 and A69, ensuring convenient routes to Newcastle, Gateshead, and the wider region. The subject property is located on Front Street, in a prominent position above Kings Barbers and TVT Appliance Centre.

DESCRIPTION

The subject property comprises the first and second floors above units 5 and 6 Front Street, within a mid-terrace property featuring brick elevations with a pitched tile roof. The site is somewhat sloping, and access is provided at ground floor level off Front Street, and lower ground level via the rear of the property. Internally the accommodation provides an access point and storage to the lower ground floor, stairwell to the ground floor, with numerous rooms of various sizes over the first and second floors. The property is currently used for storage purposes.

ACCOMMODATION

We have measured the property as providing the following gross internal floor areas:

| | | |
|--------------------|--------------------|---------------------|
| Lower ground floor | 31.19 sq m | (336 sq ft) |
| First floor | 115.81 sq m | (1247 sq ft) |
| Second floor | 78.33 sq m | (843 sq ft) |
| Total | 225.33 sq m | (2425 sq ft) |

PLANNING

On 15 April 2025 planning permission was granted to convert the upper floors to residential use, providing 4x flats and a dormer to the rear. Proposed plans detail a communal storage area to the lower ground floor, 2x one bedroom flats to the first floor, and 2x one bedroom flats to the second floor.

Application 24/04347/FUL refers.

Copies of planning documents and approved plans/drawings are available on request

TENANCIES

The upper floors are currently occupied by a local charity- a theatre group- who are using the space for storage purposes, at a rent of £2,520 per annum. We understand that the tenant will vacate if given three months' notice by the landlord.

TENURE

A new long leasehold interest will be created for a term of years to be agreed at a peppercorn rent.

PRICE

The property is available for sale, subject to vacant possession being obtained and with the benefit of the planning approval, at £85,000.

VAT

The property is not registered for VAT and VAT will not be payable on the sale price.

BUSINESS RATES

The property is assessed for Business Rates as follows:

| | |
|-----------------|--------------------|
| Description: | Offices & premises |
| Rateable Value: | £2,650 |

VIEWING

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

LEGAL COSTS

Each party to bear their own legal costs.

LOCAL AUTHORITY

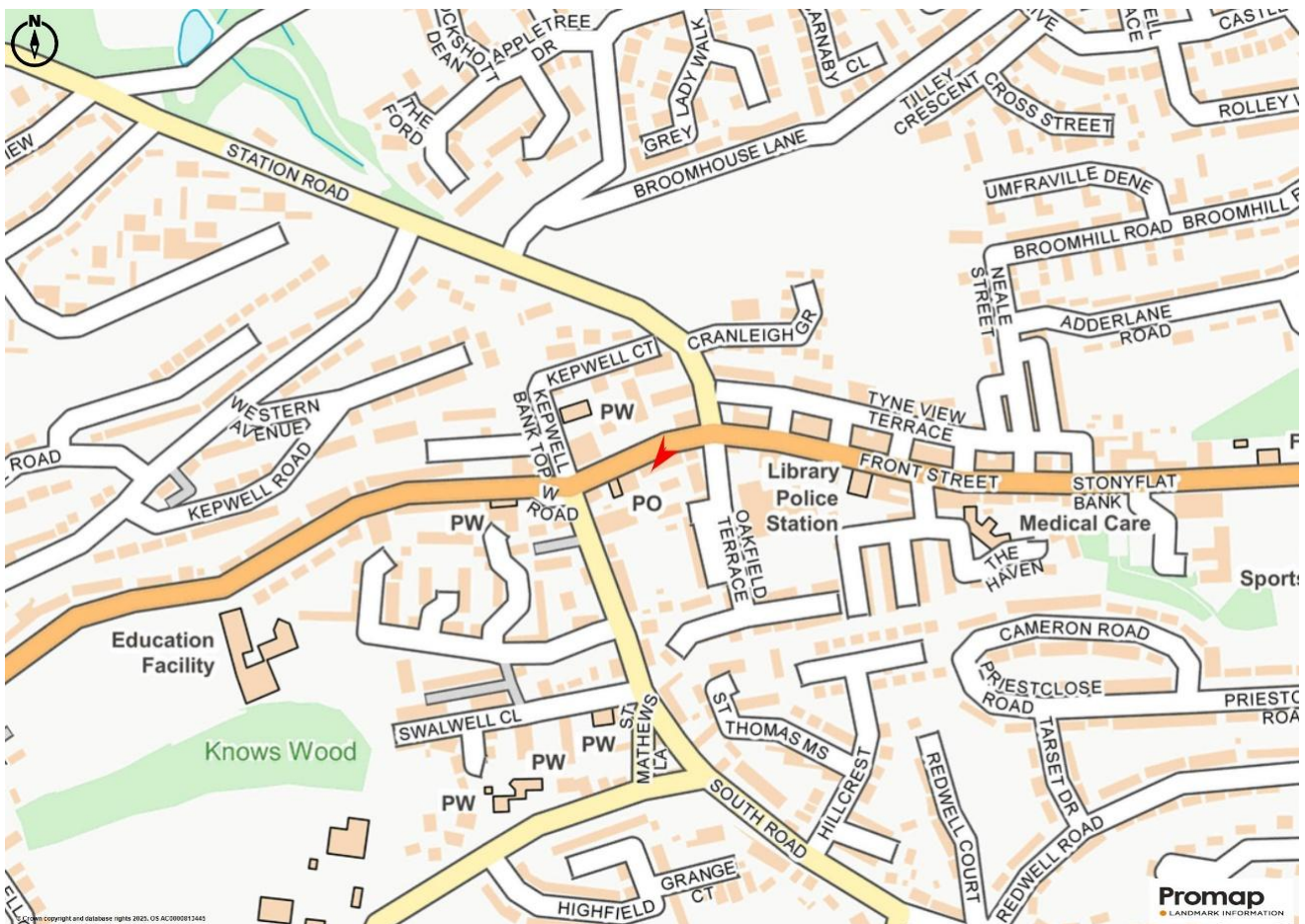
Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D-100.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.





Particulars prepared July 2026

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