



# Radcliffes Lodge

- AMBLE -

Prime Coastal Investment:  
Luxury Accommodation, Café/Bar & Offices

youngsRPS 



# Radcliffes Lodge, Amble

Radcliffes Lodge represents a rare chance to acquire a modern, income-producing coastal property in one of the UK's fastest-growing tourist destinations.

Overlooking Amble Marina, this landmark building combines high-quality group accommodation, luxury holiday apartments, and income from a thriving café/bar and office tenants. Offering both lifestyle appeal and robust commercial returns, it is the perfect blend of investment security and growth potential.

## Investment Highlights

- Freehold coastal property with multiple income streams
- Modern, low-maintenance building (constructed 2021)
- Boutique hostel (48 beds), 2 luxury apartments, and separately let café/bar & offices
- Remotely operated heating and door entry systems enable flexible, remote management of check-ins and check-outs
- Prime marina-front location in Amble, "the Friendliest Port" on England's North-East coast
- Current combined rental income: £43,152 pa (plus holiday let revenue)
- Scope to increase turnover through enhanced marketing and extended trading
- Guide Price: £2.75 million (VAT applicable)

# The Property

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Radcliffe's Lodge, which was constructed in 2021, overlooks the Amble Marina and the Northumberland coast. It comprises a boutique hostel, communal lounge/kitchen, two self-contained three bedroom duplex apartments, a café/bar and offices. Each of the properties briefly comprise the following:

## Apartments

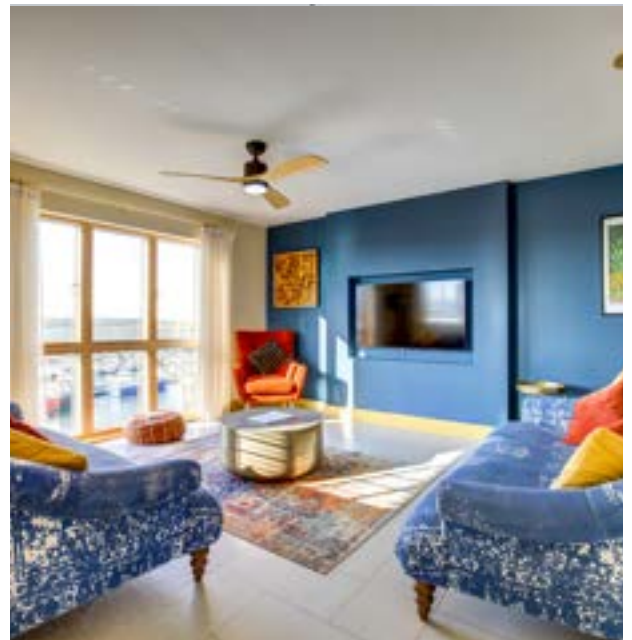
The Apartments are known as Quay West and Hemmingways. Each of the apartments provides three bedroom duplex accommodation. The ground floor is an open plan kitchen/dining area/lounge with views over the Marina. The kitchen benefits from integral oven and hob and appliances. The first floor provides three generous double bedrooms with en-suite shower room to the master bedroom - there is a further shower room with shower, W.C. and wash hand basin. Each of the apartments benefit from a balcony off the living room with hot tub overlooking the Marina. Both apartments are decorated to a high standard and are complete with modern, good quality furnishings. The apartments are currently used as holiday lets.

## Boutique Hostel

The boutique hostel comprises four suite rooms and four bunk rooms with a total of forty eight beds. All of the bunk rooms have en-suite facilities. The bunk rooms range in size with the smallest sleeping up to four people. The larger bunk rooms sleep up to eight people and benefit from two en-suite shower rooms and separate W.C. Some of the bunk rooms also enjoy views over the Marina. They are fitted to a good standard, with good quality furnishings.

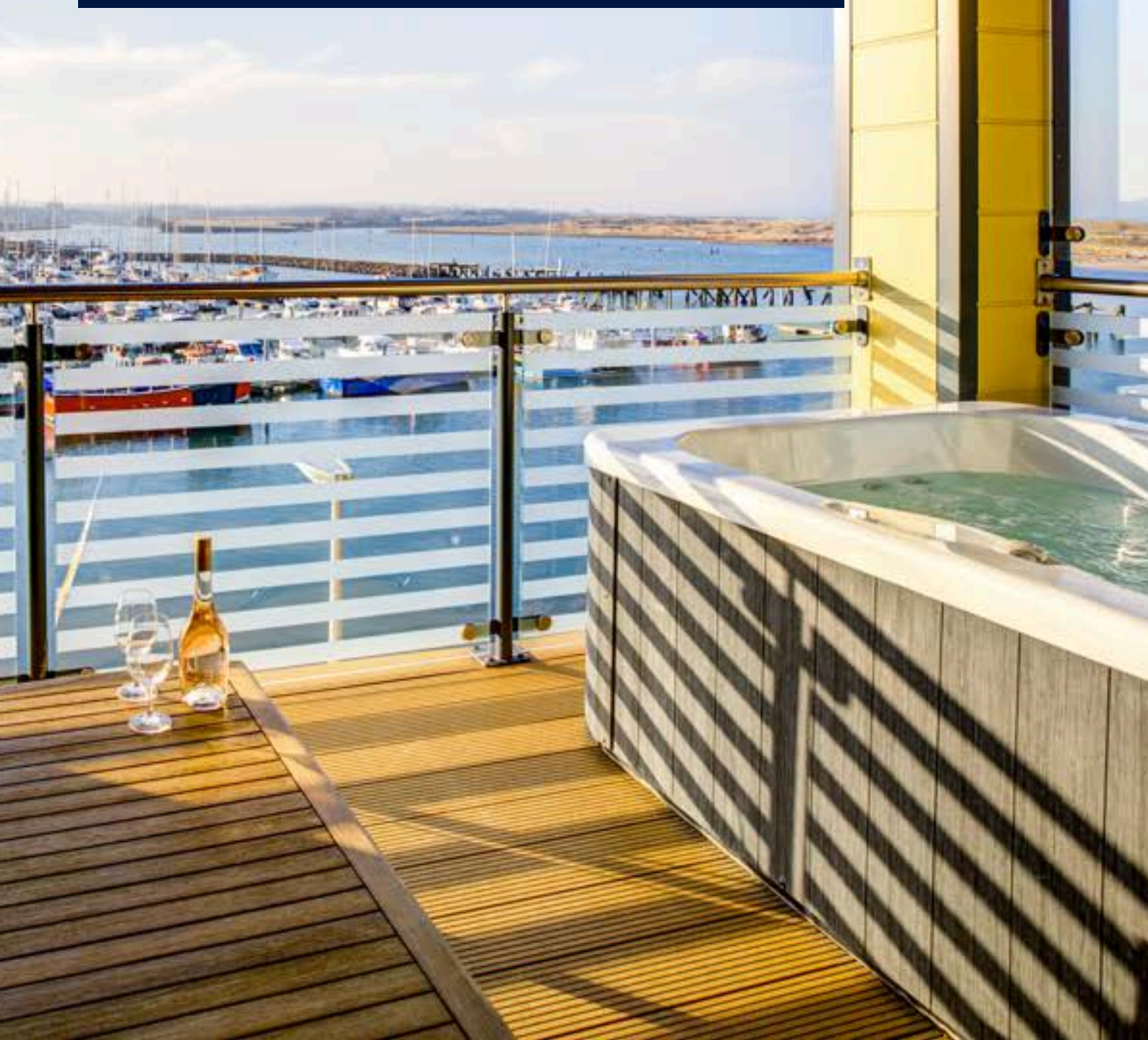
## Communal Lounge

The communal lounge is large and well fitted out and leads into an open plan commercial kitchen. The kitchen is complete with commercial standard fittings including electric hobs and microwave ovens. Both the lounge and kitchen also benefit from views of the Marina.



# Reviews

A Reputation for Excellence...consistently rated Excellent on TripAdvisor, Booking.com, and Google. With glowing reviews across multiple platforms, the property enjoys consistent demand, repeat bookings, and premium pricing potential — all of which underpin a reliable and sustainable revenue stream for investors.



## Additional Information

The Lodge also benefits from a management office, laundry room and bike storage garage. The whole of the property, including the hostel and apartments, is heated by a single under-floor, gas fired central heating system. The heating system for each lettable part of the property can also be remotely controlled by a mobile app. The security system can also be remotely controlled. There is a passenger lift from ground, first and second floors.

The bunk rooms, apartments and ancillary space extends to a Gross Internal Area of around 844.63 sq m (9,092 sq ft). There are a total of eleven on site car parking spaces and an electric vehicle charging point.

The property has been designed to include remotely operated heating and door entry systems. This allows for the remote management of check-in and check-out, which offers a greater flexibility for the new owner

## Café/Bar & Offices

Included within the sale is a separate self-contained café/bar with offices above. These parts of the property are separately let to third parties.

The café/bar is let by way of a lease expiring 30 November 2025 on a turnover rent which is capped at a rent of £30,000 per annum. An agreement has been reached to renew the lease for a further three years at a revised cap of £32,000 per annum.

The offices are let to four tenants on short term licences at a fully inclusive charge of £13,152 per annum plus VAT.

## Rateable Values

The property is entered into the Rating List as follows:

- Radcliffes Lodge - Rateable Value £22,500
- Café/Bar – Rateable Value £17,500
- The Offices are listed under three Rateable Values, with a total Rateable Value of £6,225

## Price

The freehold interest in the property is offered for sale at a guide price of £2.75m, to include the bunk rooms, apartments, café/bar and offices. The property is registered for VAT.

The sale of the property may be able to be dealt with by way of a company transfer





## Location

Radcliffes Lodge commands a prime waterfront position with uninterrupted marina views – the most sought-after location in Amble, a thriving town on the stunning North-East coast of England. Just 28 miles north of Newcastle upon Tyne, the picturesque market town of Morpeth is also within easy reach, 14 miles to the south-west.

## Facilities in Amble

Amble offers excellent regional connectivity via road, bus, and rail links. The town features comprehensive amenities, including major supermarkets and a diverse range of independent and national retailers. Reputable schools and childcare providers support the strong community, while a vibrant restaurant scene, renowned for its seafood and award-winning fish and chips, attracts both locals and visitors. Leisure facilities are well-served by the Amble Health and Leisure Club's pool and gym.

## The Business

The apartments and bunk rooms are currently let out as holiday rentals. They are popular with both families, couples, individuals and groups such as cyclists and walkers. It is currently operated by the owner with the assistance of three part time members of staff. Turnover and profit from the business could be increased by greater emphasis on marketing the accommodation more widely.

## Purchasing Considerations

- Modern building constructed in 2021
- Attractive location on the North-East coast
- Popular with visitors
- Stunning location overlooking the Marina and coastline
- Opportunity to increase turnover and profit with stronger marketing of the business
- Opportunity for new owners to either live on site or remotely

## EPCs

To be provided upon request



# Coastal Living Meets Smart Investment



## **R**adcliffes Lodge: The Perfect Combination of Home and business in One of the UK's Most Desirable Coastal Towns.

Nestled along Northumberland's breathtaking coastline, Amble by the Sea has long been a hidden gem for travellers seeking unspoilt landscapes, charming maritime heritage, and a warm community atmosphere. Known as 'the friendliest port,' Amble gained this affectionate title in the 1930s when Amble Council sent a message to the RMS Mauretania on its final voyage, praising it as 'Still the finest ship on the seas.' The ship's response—sending greetings 'to the last and friendliest port in England'—cemented Amble's reputation for hospitality.



In recent years, this once-traditional fishing town has transformed into a thriving holiday destination, drawing both domestic and international visitors in search of a central spot for exploring the North East and Scottish Borders. Set at the mouth of the River Coquet and surrounded by Sites of Special Scientific Interest (SSSI) and Areas of Outstanding Natural Beauty (AONB), Amble boasts a picturesque harbour, a bustling marina, and easy access to some of Northumberland's most stunning beaches. With demand for premium holiday accommodation at an all-time high, Amble presents a compelling opportunity for investors seeking both a lifestyle change and a profitable venture.

## **A Unique Fusion of Home and Business**

For those who have ever dreamed of owning a coastal retreat, Radcliffes Lodge offers the ultimate opportunity—seamlessly blending home and business in one of the UK's most desirable seaside locations. This exceptional property provides a chance to embrace the tranquillity and charm of coastal living while benefiting from a thriving hospitality enterprise.

Radcliffes Lodge combines high-end group accommodation with two luxurious top-floor apartments that boast panoramic views over the estuary towards Warkworth Castle. These beautifully designed spaces offer a unique investment opportunity, whether as a hands-on business venture or a managed hospitality enterprise. Radcliffe's Lodge stands out in today's competitive holiday market, offering an unbeatable combination of location, quality, and income potential.

Beyond accommodation, Radcliffes Lodge also includes a separately let on-site café/bar, along with office and workspace facilities, providing multiple revenue streams. The restaurant, positioned to attract both guests and passing visitors in an area renowned for its seafood scene. Meanwhile, the flexible office and workspace facilities cater to the increasing number of remote workers and business travellers, further enhancing the property's year-round appeal.

## **Amble's Growing Appeal**

Tourism in Amble has seen remarkable growth, fuelled by local investment and the rising popularity of authentic UK holiday experiences. The town's innovative Harbour Village has played a key role in linking the main thoroughfare to the bustling harbour area, creating an attractive space where visitors can explore boutique shopping pods, artisan cafés, and seafood restaurants. Amble's renowned seafood scene has flourished, with establishments such as the acclaimed Old Boathouse Restaurant—a favourite of TV chef Si King—leading the charge.

For history enthusiasts, the sight of the iconic Warkworth Castle rising over the estuary provides a striking reminder of Northumberland's storied past. Just a short walk away, this medieval fortress offers a fascinating glimpse into England's borderland history. Additionally, boat trips to Coquet Island, home to thousands of nesting seabirds and a colony of grey seals, provide an unforgettable wildlife experience, ensuring that Amble's appeal extends far beyond its shores.

## **Investing in Coastal Northumberland**

With its expanding tourism industry, Amble presents an enticing opportunity for those looking to invest in a property that offers both a personal sanctuary and a thriving business. Demand for high-quality lodging has soared, particularly for boutique group stays and luxury apartments that provide a premium experience. Radcliffe's Lodge is ideally positioned to cater to this growing market, offering both lifestyle rewards and financial returns.

## **A Profitable Investment Opportunity**

Radcliffes Lodge is a business with significant income potential. The demand for coastal stays continues to grow, attracting visitors year-round, from family gatherings to walking and cycling groups exploring Northumberland's scenic landscapes. The two luxury apartments provide an additional high-end rental stream, appealing to couples, families and professionals seeking an exclusive retreat.

With a strong reputation and good occupancy rates, Radcliffes Lodge represents a lucrative investment but also presents a new owner with the opportunity to grow the business through targeted marketing strategies. Similar properties in Amble generate substantial annual revenue, with peak season rates commanding a premium. The combination of group bookings, individual apartment rentals, and a steadily growing tourism market ensures a sustainable and profitable venture.

For those considering a move into the holiday accommodation sector, Radcliffe's Lodge presents an unmissable chance to own a premium hospitality business in one of England's most sought-after coastal locations. Whether as a permanent residence with an income stream or a full-scale hospitality business, this property offers the perfect blend of home and investment. With its prime position, strong visitor demand, and breath taking views, Radcliffes Lodge is more than just an acquisition—it's an opportunity to embrace the dream of coastal living while securing a smart and sustainable investment.

# Site Plan



Radcliffes Lodge, Amble, NE65 0FB | For illustrative purposes only

## Get in Touch



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