

2A COQUET VIEW

ROTHBURY INDUSTRIAL ESTATE, ROTHBURY
NORTHUMBERLAND, NE65 7RZ

- For Sale- Versatile Industrial/Workshop Premises
- Generous Plot Size (0.20 Acres)
- 3,123 sq.ft Unit



GFW.

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PROPERTY SUMMARY

- For Sale- Versatile Industrial/Workshop Premises
- Generous Plot Size (0.20 Acres)
- 3,123 sq.ft Unit
- Close to Rothbury Town Centre & A697
- Leasehold Purchase- 91 years remaining

GUIDE PRICE £145,000



LOCATION

Rothbury Industrial Estate is located just off Sation Road, Rothbury. The town is circa 6 miles to the A697 which provides links to Morpeth and the A1 to the South and to the A68 Oxton (near Edinburgh) to the North. Alnwick is approximately 12 miles to the northeast and Morpeth is approximately 16 miles to the southeast.

DESCRIPTION

The subject property comprises a versatile semi-detached industrial unit of steel frame construction, with brick and blockwork walls partially finished with modern metal cladding, providing durability and low maintenance. This adaptable unit is well-suited to a wide range of industrial, light manufacturing, storage, or production uses, making it an attractive option for a variety of occupiers.

Internally, the property offers a generous clear-span workshop and production area, which includes a small mezzanine, providing additional flexible space for storage or light operations. The layout is further complemented by dedicated office accommodation, a kitchenette, and staff welfare facilities, ensuring a comfortable and efficient working environment that supports daily business needs.

Recent upgrades have enhanced the building's condition and functionality, including the installation of a new roof and an electrically operated loading door measuring approximately 5 metres wide, allowing for smooth goods handling and vehicle access. In addition, two roller shutter doors serve a secondary workshop area,

providing flexibility for multiple operational zones or separate work processes.

Externally, the property benefits from a substantial hard-surfaced yard, fully enclosed with secure perimeter fencing. This space offers ample provision for external storage, vehicle manoeuvring, and efficient loading and unloading operations. Generous on-site parking for staff and visitors further adds to the property's convenience and operational appeal.

With its combination of flexible internal space, practical facilities, recent improvements, and extensive secure yard area, this property represents a highly functional opportunity for businesses seeking well-located, fit-for-purpose industrial premises with strong operational capacity.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
Store	59.53	640.77
Production Area	184.68	1,987.87
Office	45.83	493.31
Hard Surfaced Fenced Land	466.90	5,025.66
Total	756.94	8,147.63

TERMS

The property is available at an asking price of £145,000 for a leasehold purchase with 91 years remaining.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	£14,750

The Small Business Rate for the year 2025/2026 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

A certificate has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable..

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

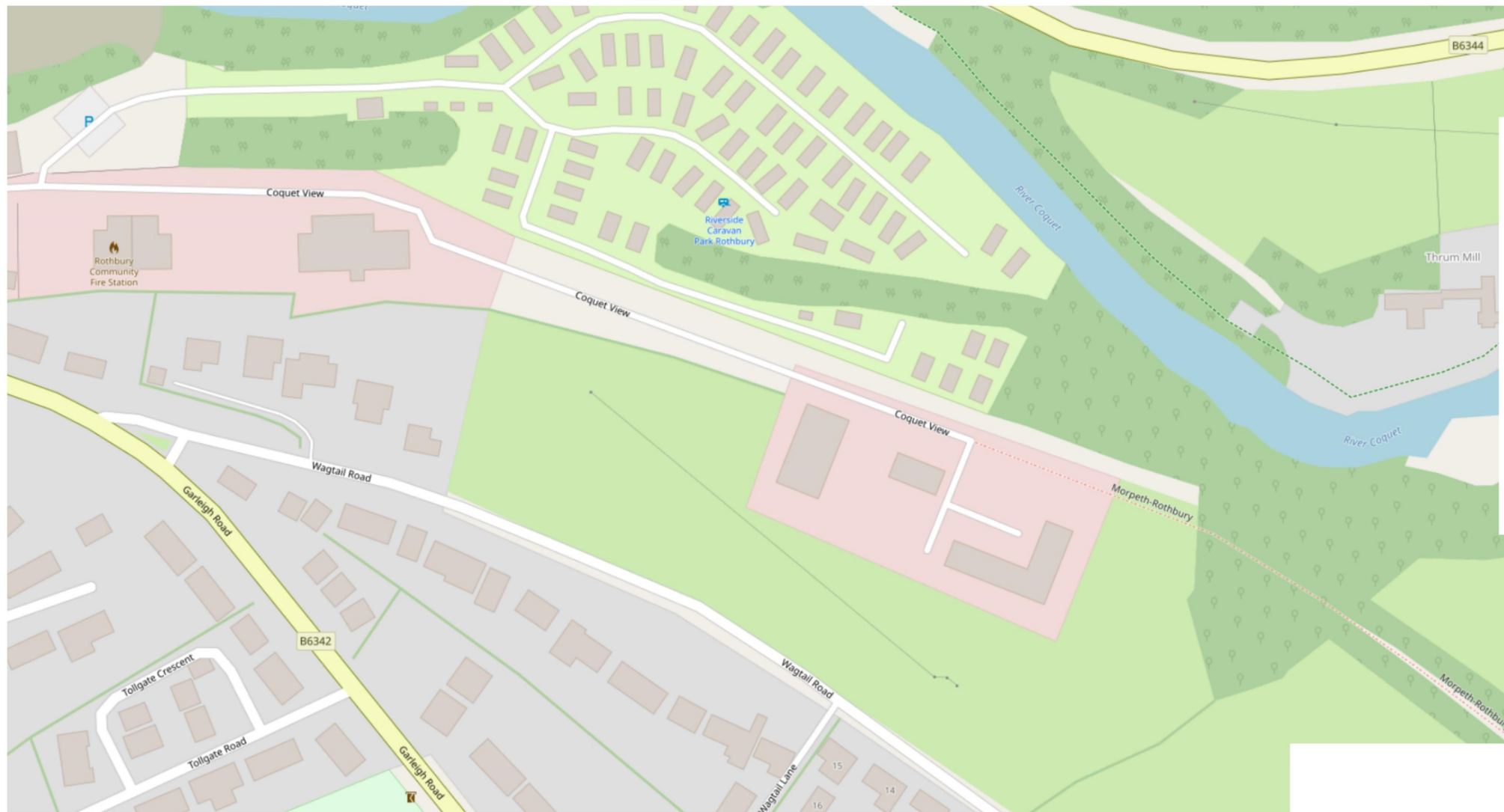
///ordering.aviation.moderated

VIEWINGS

Viewings are strictly by prior appointment with GFW.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



Produced on Land App, Jun 23, 2025.

2A COQUET VIEW, ROTHBURY INDUSTRIAL ESTATE LOCATION PLAN

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