



ATTRACTIVE MIXED USE INVESTMENT

Highly sought after
and affluent
Northumberland location

DELTA CAPITAL PROPERTY INVESTMENT



The Old Stables, Greys Yard, Morpeth, Northumberland NE61 1QD



INVESTMENT SUMMARY

- Located in Morpeth, an **attractive & affluent market town** in Northumberland
- Morpeth has a **population of approximately 12,000** with a wider Northumberland population in excess of 310,000
- Morpeth has **excellent transport links** via road and rail to neighbouring towns and cities.
- The town is **popular with residents and tourists** alike, with it's medieval Castle and imposing bridges
- The property is situated on **Greys Yard**, a short walk from Bridge Street and the town centre
- Compromising a **well-maintained two storey brick-built building** which has been subdivided into five units
- With **car parking** for approximately 9 cars

We are instructed to seek offers in excess of £595,000 (exclusive of VAT) reflecting a net initial yield of approximately 8.48% assuming purchasers' costs of 5.04%.



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LOCATION



Located in Northumberland, Morpeth enjoys a central location within reach of several major cities. Newcastle upon Tyne, the closest major city, is situated just 9 miles to the south. Edinburgh, Leeds & Glasgow are also within a comfortable driving distance, ranging from 85 to 120 miles.

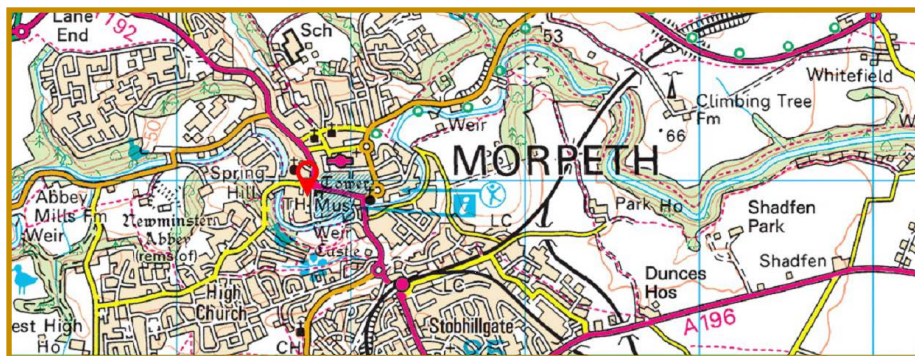
Morpeth, a market town in Northumberland, offers excellent transport connectivity to major cities across the UK. Its strategic position on the A1 trunk road and the East Coast Mainline makes it an ideal base for tourists and residents alike.



Morpeth's rail network provides direct connections to Edinburgh, Newcastle, York, Leeds, and London. Train times from Morpeth to these cities are as follows:

- Newcastle** – Approximately 30 minutes
- Edinburgh** – Approximately 1 hour 30 minutes
- York** – Approximately 2 hours
- Leeds** – Approximately 2 hours 30 minutes
- London** – Approximately 3 hours 30 minutes

The town's local bus network further enhances mobility, linking Morpeth to surrounding towns and villages.



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LOCATION



Historic charm

Morpeth attracts tourists from across the UK and beyond, drawn to its historical charm, natural beauty, and proximity to popular attractions such as Alnwick Castle and the Northumberland Coast.

Morpeths medieval castle, imposing bridges over the River Wansbeck, and charming cobbled streets offer a glimpse into its rich history. Northumberland National Park, with its rugged coastline, rolling hills, and picturesque villages, provides ample opportunities for outdoor enthusiasts.



Community Spirit

Morpeths population of approximately 12,000 forms a close-knit community that embraces its heritage while welcoming new residents and businesses. The towns diverse range of shops, restaurants, and services caters to both locals and visitors.

The towns vibrant tourism industry contributes significantly to the local economy, providing employment and supporting local businesses.

Morpeths exceptional transport links, thriving community, abundance of local attractions, and growing tourism industry make it a prime location for businesses and tourists alike. The town offers a unique blend of historic charm, modern amenities, and a welcoming atmosphere, making it an ideal place to live, work, and visit.



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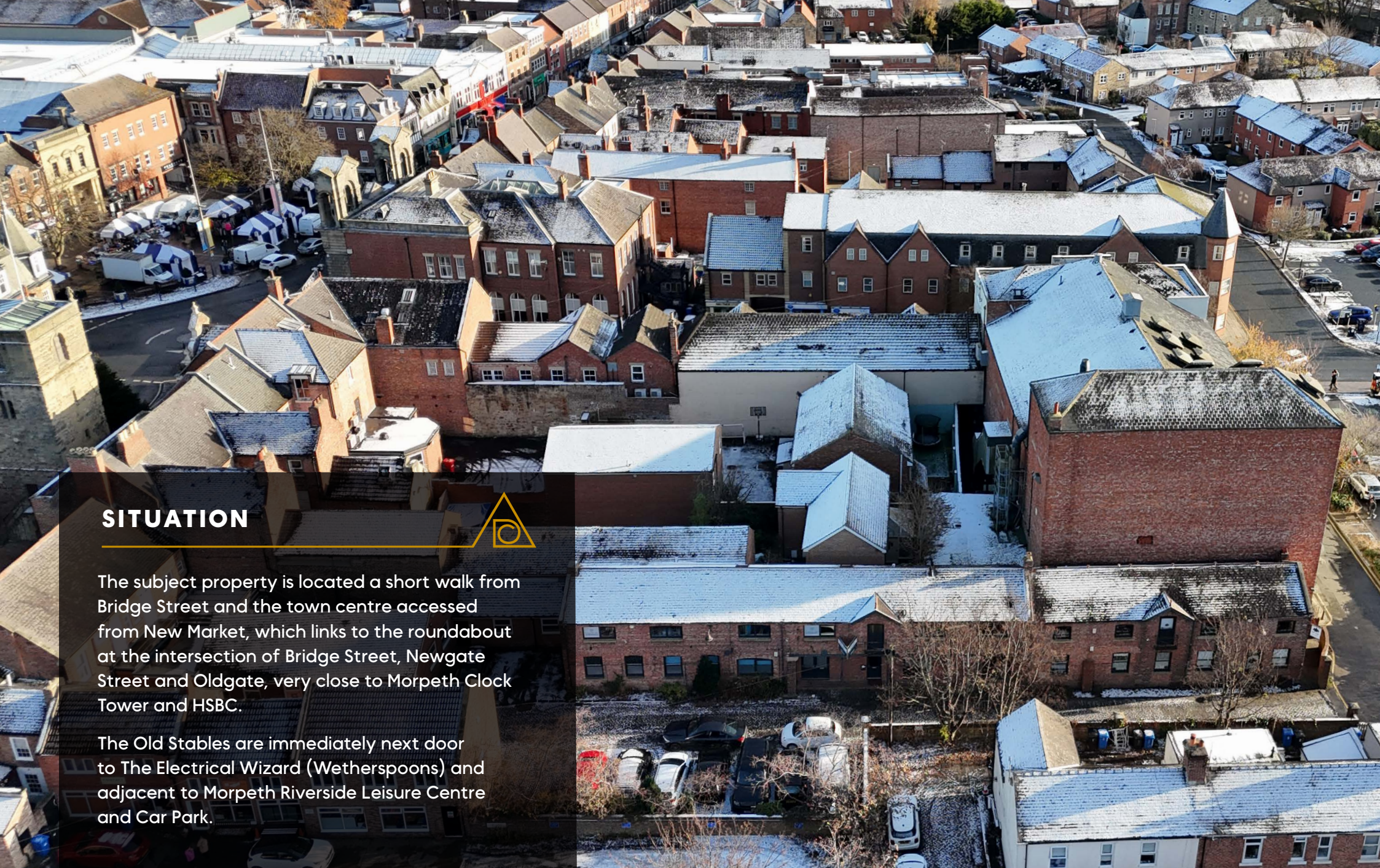
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SITUATION



The subject property is located a short walk from Bridge Street and the town centre accessed from New Market, which links to the roundabout at the intersection of Bridge Street, Newgate Street and Oldgate, very close to Morpeth Clock Tower and HSBC.

The Old Stables are immediately next door to The Electrical Wizard (Wetherspoons) and adjacent to Morpeth Riverside Leisure Centre and Car Park.



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Morpeth Bus Interchange

Retail development



Town Square

The Sanderson Arcade

Job Centre

Wetherspools

Carlisle Park

Leisure Centre



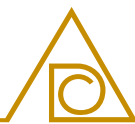
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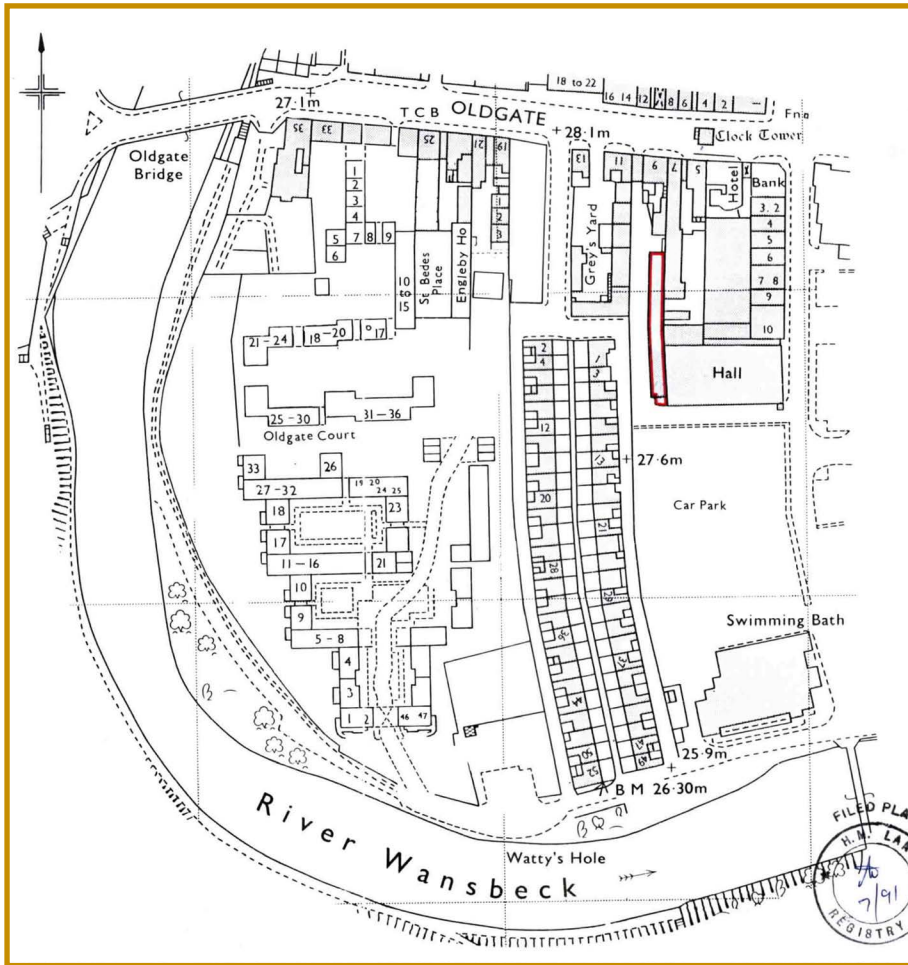


DESCRIPTION



The property comprises a two-storey brick built building, which has been subdivided into five units; three on the ground floor and two on the first floor.

With car parking for approximately 9 cars. A scheme of improvements has recently taken place with the complete renewal of all windows & doors.



ACCOMMODATION

The property provides the following net internal areas:

Description	Tenant	Sq m	Sq ft
Ground floor - North	Convey With Me	82	883
Ground floor South	Impulse Group	122	1313
First floor - North	Vacant	86	926
First floor - South	Impulse Group	94	1012
Total		384	4,133

Note: There is also a license in place from Northumberland County Council at a cost of £800 per annum for 9 car parking spaces.



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TENURE



The property is held freehold with title number: **ND70925**

VAT

The property is VAT registered and we anticipate the sale being treated as a TOGC.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of **E**.

CONTACT

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[google earth](#)



[what3words](#)

Access to the data room can be provided on request.
Information as follows:

- Title
- Floorplans
- Lease
- EPC

TENANCY INFORMATION

Tenant	Annual Rent	Commencement	Expiry (Break)	Rent Review
Convey With Me	£10,500	01/09/2020	31/08/2025	n/a
The Impulse Group Limited	£10,000	01/10/2022	30/09/2027	n/a
The Impulse Group Limited	£12,000	19/01/2022	18/01/2027	n/a
The Impulse Group Limited	£11,000	01/10/2022	30/09/2027	n/a
Vacant	£12,000	pa asking rent – rent guarantee provided		n/a
Total	£53,000			

PROPOSAL

£595,000

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There are no unclaimed Capital Allowances available with the property.

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

These particulars shall not form part of any offer or contract and the seller makes no representations or warranties, express or implied, as to the condition of the property or the accuracy of any information provided in relation to the property. Any prospective purchaser is not to rely on any representation made in these particulars and must satisfy themselves as to the accuracy by their own investigation before entering into any contract.