



15 Hide Hill

TD15 1EQ

£380,000

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**aitchisons**  
property centre

A fantastic opportunity to purchase this substantial terraced three storey building which is located in the heart of this busy Northumberland town. The property comprises of a successful café which has been in the same family for over 102 years. and now the owner is retiring. With a bright and airy eating area with 30 covers and an open fully equipped kitchen. The original café used to have fifty covers, which has been separated for ease of managing the business, however, it could easily be reopened if the new owner desired. There is a range of store rooms to the rear which offer potential to extend, a range of outbuildings, the original parlour, an ice house and toilets. The café could also be used as a restaurant/bar (subject to planning).

There are two separate apartments above the café, with the main apartment comprising of a living room, a large breakfasting kitchen, a bathroom and three bedrooms. The second apartment has an external staircase and the accommodation consists of the large living room, a kitchen/breakfast room, a bathroom and a double bedroom. Both apartments have gas central heating and they could be converted into one dwelling is required.

There is vehicular access to the rear into an enclosed courtyard, with ample 'off street' parking and two car ports. The property offers huge potential to develop to the rear.

Viewing is recommended



Front Shop/Cafe

30'6 x 19'2 (9.30m x 5.84m)

Two large windows to the front with a central glass entrance door giving access to the front shop/café, which is bright and airy. The café has 30 covers with fitted seating, however, the current owner reduced the size of the eating area by partitioning a section off, however, it could easily be reinstated to create another 20 covers. The café has an excellent kitchen area with commercial extractors and fitted with catering equipment which will enable the new owner to start trading immediately. Access door to the rear preparation area.

Preperation Room

13'8' x 5'2 (4.17m' x 1.57m)

Fitted with shelving offering excellent storage. Wash hand basin and an entrance door to the rear yard.

Rear Room

11'2 x 13' (3.40m x 3.96m)

Originally formed part of the original café, this area has been used for storage, however, it could be instated into the café to create more covers. Recessed lighting and a window to the side.

Store Room

11'5 x 13'8 (3.48m x 4.17m)

Built-in under stairs cupboard and access door to the side.

Office/Store

13'9 x 8'4 (4.19m x 2.54m)

A useful storage area with a separate office. Lighting and power connected.

Toilet

6'2 x 7' (1.88m x 2.13m)

Access through the rear yard, the toilet has a wash hand basin, a toilet and a window to the side.

Outhouses

Two separate outhouses offering excellent storage.

Parlour

16'8 x 11' (5.08m x 3.35m)

Double doors giving access to the parlour with three windows to the side and a store room.

Car Port

Double car port for two cars and ample parking to the rear in an enclosed parking area with double gates giving access.

First Floor 15a

Separate access to the apartment at the side of the building with stairs to the first floor landing.

Bedroom 1

11'8 x 12'9 (3.56m x 3.89m)

A generous double bedroom with a window to either side and built-in wardrobes to one wall offering excellent storage. Central heating radiator and wall light.

Kitchen/Breakfast Room

16'2 x 14'9 (4.93m x 4.50m)

A large open plan room with a range of beech wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Double window to one side and a triple window to the other with a stainless steel sink and drainer below. Plumbing for an automatic washing machine and space for a gas cooker. Central heating radiator and inset ceiling spotlights. Built-in storage cupboard. Glazed door to the internal hall.

Internal Hall

With stairs to the second floor level and a built-in storage cupboard. Central heating radiator.

Living Room

16'1 x 12'2 (4.90m x 3.71m)

A good sized reception room with a window to the front with a cupboard below. Central heating radiator.

Bathroom

10'8 x 5'1 (3.25m x 1.55m)

Fitted with a four piece suite which includes a bath, a toilet, shower cubicle and a wash hand basin with a mirror and shaver socket above. Built-in airing cupboard housing the central heating boiler. Window to the rear.

Bedroom 2

18'11 x 6'6 (5.77m x 1.98m)

Another good sized bedroom with a window to the front with a cupboard below and a central heating radiator.



Second Floor Landing

With a built-in storage cupboard.

Bedroom 3

12'9 x 8' (3.89m x 2.44m)

A double bedroom with a window to the front and a central heating radiator.

Second Floor Level Flat15B

With external stairs to the apartment.

Living Room

15'6 x 15'1 (4.72m x 4.60m)

Glazed entrance door to the living room which has a large picture window to the rear. Door to the internal hall.

Internal Hall

With two skylights and a cloaks cupboard.

Kitchen/Breakfast Room

8'4 x 12'2 (2.54m x 3.71m)

Fitted with a range of wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Freestanding gas cooker and a stainless steel sink and drainer. Built-in shelved pantry cupboard and a window to the side.

Bathroom

6'5 x 11'7 (1.96m x 3.53m)

White four piece suite which includes a bath, a wash hand basin with a mirror and shaver light and socket above, a corner shower cubicle and a toilet. Frosted window to the side.

Internal Room

Two built-in storage cupboards and the central heating boiler. Stairs to a door to the bedroom.

Bedroom

15'5 x 10'7 (4.70m x 3.23m)

A double bedroom with a window to the front.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested. This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

General Information

EPC Ratings

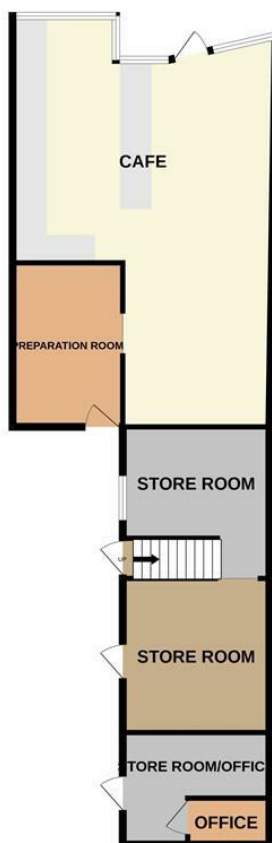
Flat A - D (68)

Flat B - D (58)

Council Tax Band A - Flats A & B



GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
841 sq.ft. (78.1 sq.m.) approx.

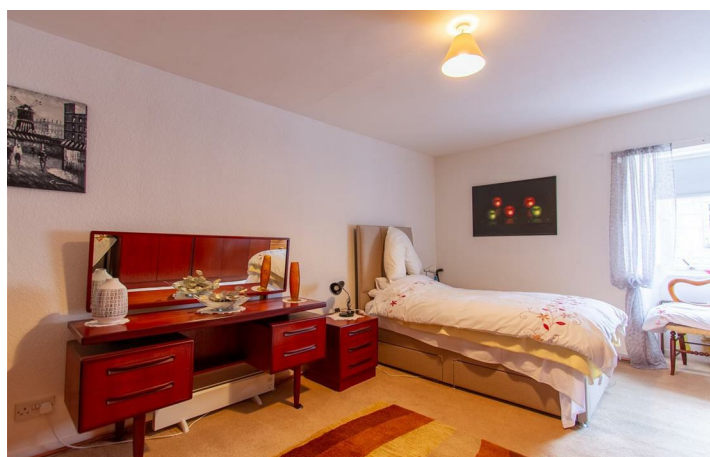


2ND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 2483 sq.ft. (230.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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