



SITUATION

Located close to the junction with Brewery Lane, nearby a variety of independent traders and within close walking distance of the town's High Street.

Rothbury is an attractive market town much favoured by tourists, surrounded as it is by the beautiful upland scenery of North Northumberland. It provides the main shopping and service centre for the villages of the Upper Coquet Valley, approximately 16 miles north-west of Morpeth.

PROPERTY

A Grade II Listed building with a total gross frontage of 82'0" constructed in 1913 as a garage which is believed by the seller (who used to run the garage business) to be the oldest purpose-built garage in the country still in its original use ([See History](#)).

The building is stone built with a pitched slate and glazed roof on cross boarded timber on steel trusses and has the benefit of a tarmac side access road leading to a rear yard. The building comprises a **Large Lofty Garage** premises having both front and side vehicular access, a **Separate Shop** at the front of the building with side access for storage and a separate side entrance leading to the first floor where there are **2 Large Store Rooms** and **2 Office Rooms**. The garage is also an MOT Testing Station.

VAT is NOT applicable to this Lot

FREEHOLD

HISTORY

The Garage was built in 1913 by John Lee who had an existing business in Rothbury selling plumbing supplies and bicycles. At that time there would only have been a handful of cars in the town. His account books show that the main part of his business was haulage, running bus services and taxis in the early days. The business thrived and by the time he died approx. 20 years later he owned substantial property holdings including three farms. His son, also John, then took over the business. In 1952 the bus business was sold to the person who had been running it, Lyndon Johnson and a year later he also bought the garage business. The garage was at different times an agency for various car marques including Austin and most recently Ford until the requirements for dealerships generally made this building unsuitable. In 2001 the building was refurbished and at that time the shop was separated to be a stand-alone business and the garage specialised in repairing classic cars until the current tenant took over in 2021. It is now the principal MOT testing station and repair workshop for the town and many surrounding villages.

PLANNING

There may be potential in the future to convert or redevelop the building into residential, subject to obtaining possession and the necessary consents.

**£23,540 p.a. plus
Vacant Storeroom**

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Warcup Law Firm Limited
Tel: 01665 606 100 Ref: Mark Warcup
Email: mw@warcuplawfirm.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------|---|---|--|---|---|
| Garage | Ground Floor Internal Width 68'0" (max) Built Depth 145'0" WC GIA Approx. 6,707 sq ft Mezzanine Area Approx. 848 sq ft First Floor Store Area Approx. 248 sq ft Total GIA Approx. 7,803 sq ft | The Old Motor House Ltd (Classic car storage, servicing & restoration) | 10 years from 1st March 2021 | £12,000 | Effectively FRI Rent Review March 2026. Tenant's Break March 2024. |
| Shop & Storeroom | Shop Internal Width 32'9" Shop & Built Depth 23'8" Side Storeroom Area Approx. 335 sq ft WC | M. & M. Williams (t/a Pots n' Paws) (Furniture, Gifts & Homeware) | 5 years from 17th June 2021 (Renewal of a previous lease) | £10,500 | Effectively FRI |
| 1st Floor Office | 2 Rooms Area Approx. 320 sq ft | P. Lindley | From 1st June 2019 (Licence – See Legal Pack. Terminable on 2 weeks notice.) | £1,040 | |
| 1st Floor Storeroom | Area Approx. 177 sq ft | | | VACANT | |
| 1st Floor Storeroom | Area Approx. 343 sq ft | M. & M. Williams | Licence – See Legal Pack. Terminable on 1 months notice. | Nil | |
| | | | | Total: £23,540 plus Vacant Storeroom | |

Interior view of garage



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Photo of Old Motor House taken in 1913



Lee's Garage, Rothbury.

J. WORSNOP, ROTHBURY.