

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF:

NE1249 / RF



North East Commercial
Property & Business Agents

RETAIL UNIT & DEVELOPMENT OPPORTUNITY

20 Market Place, Hexham,
Northumberland, NE46 3NX.



- Located in the heart of the Market Place.
- Currently let to individual retail concessions.
- Rent income circa £2,000 per month.
- Potential for residential conversion above.
- Total floor area circa 2,040 sq.ft. (189.6 sq.m.)
- Rare town centre freehold opportunity.
- FREEHOLD OFFERS OVER £300,000

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

The property is located in the heart of the very popular market town approximately 15 miles due west of Newcastle upon Tyne.

The town is characterised by stone architecture, cobbled streets and historic buildings. If you combine this with a blend of boutiques, high street favourites and regular outdoor markets then you can see why this is a popular destination. There are also coffee shops and award-winning restaurants and the town boasts its own racecourse, theatre, cinema, golf courses and leisure centre.

The property itself forms part of a terrace looking directly onto the Market Place with Hexham Abbey to the west and the Moot Hall to the east. This is a busy thoroughfare and there is a market every Tuesday plus a Farmers market every 2nd Saturday.

Property:

The property comprises a 4 storey stone built mid terrace building with a pitched slate roof over. The property has recently been rewired and a new fire alarm system has been installed. Please note we understand that the property is Grade II Listed. Whilst the property continues to be let to various sole traders as concessions, the upper floors are ripe for conversion into flats and there are plans available for inspection.

Ground Floor:

Sales / Stores 676 sq.ft. (62.85 sq.m.)

Staff Toilets

Basement

Storage 298 sq.ft. (27.70 sq.m.)

First Floor

Workshop 680.3 sq.ft. (63.2 sq.m.)

Second Floor

Storage 385 sq.ft. (35.8 sq.m.)

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

We are verbally informed that the premises are assessed as follows:

Rateable Value £16,500

Interested parties should make their own enquires with the Local Authority to confirm the actual Rates payable.

Tenure

We are verbally informed that the premises are available on a Freehold basis. Interested parties should seek legal confirmation of this.

EPC

Rating D

If you require sight of an Energy Performance Certificate prior to viewing then please get in touch with this office.