

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2064



North East Commercial  
Property & Business Agents

## DEVELOPMENT OPPORTUNITY

5 Battle Hill & 29 - 31 St Marys Chare,  
Hexham, Northumberland NE46 1NL



Sales Particulars

- Former NatWest Bank & Business Centre.
- Planning in place for retail and residential conversion.
- Floor area circa 5,700 sq.ft. (530 sq.m.).
- Plans available for inspection.
- Central location on Battle Hill.
- **FOR SALE BY AUCTION 31<sup>st</sup> October 2024.**
- **FREEHOLD GUIDE PRICE £425,000+**

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## Location

The property is located at the junction of Battle Hill with St Mary's Chare the heart of this 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 with a blend of boutiques, high street favourites and regular outdoor markets.

There are numerous restaurants and coffee shops within a town which also benefits from its own racecourse, theatre, cinema, golf course and leisure centre. There is also a busy railway station with regular services to Newcastle and Carlisle.

## Property:

This Grade 2 listed property comprises a four storey stone built corner building with a two storey extension and single storey block to the rear.

**Ground Floor** 2,290 sq.ft. (213 sq.m.)

**Basement** 870 sq.ft. (83 sq.m.)

**First Floor** 1,400 sq.ft. (131 sq.m.)

**Second Floor** 1,140 sq.ft. (106 sq.m.)

## Planning Permission

Change of use was granted in October 2022 for two retail units and a flat on the ground floor with another 5 flats on the upper floors and parking to the rear. Full details are on the Northumberland County Council planning portal under application no. 22/00742/LBC.

## EPC

Rating D.

### 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



## Rates

The premises are assessed as follows:

5 Battle Hill Rateable Value £37,000  
31 St Marys Rateable Value £21,000

## Tenure

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

## Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

## Auction Details

The auction pack is available from Agents Property Auction on **01661 831 360** and the date of the auction is 31st October 2024.