

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.
- Upper floor let to individual retail concessions.
- Ground floor available with or without tenant.
- Potential to split into 3 separate units STPP.
- Planning Permission for residential conversion above.
- Total floor area circa 2,040 sq.ft. (189.6 sq.m.).
- FREEHOLD OFFERS OVER £325,000.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

The property is located in 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. 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 Grade II, 4 storey stone built late Georgian mid-terrace building with a pitched slate roof over, currently split into 2 retail units. There is planning permission in place to make the upper floors into a residential unit and there are plans available. The rear upper floors could be developed into another unit subject to planning. The current owners have worked hard to retain the character of the building and have also rewired and installed a modern fire alarm.

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:

Ground Floor £11,250

Upper Floors £11,250

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

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.