



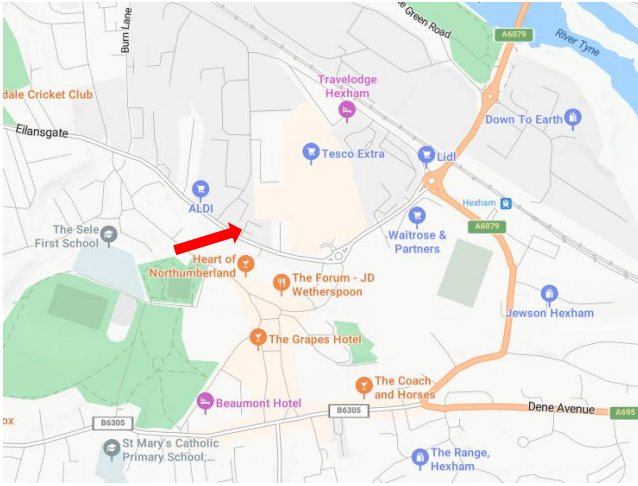
FOR SALE

Haugh Lane, Hexham, Northumberland, NE46 3PU

TOTAL AREA: 3,362 SQ. FT (312. SQ.M)
on 0.135 Ha (0.334 Acres)

[NMRK.COM/UK](https://www.nmrk.com/uk)

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LOCATION

The property is situated in Hexham, near the River Tyne, 22 miles west of Newcastle and 38 east of Carlisle, with the A69 and rail links providing good access to both.

The ATS depot lies south of the town centre, with neighbouring occupiers including Tesco, NEXT and Enterprise.

DESCRIPTION

The subject comprise a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Secure parking / yard to front & side
- Steel frame construction with brick walls
- Perspex roof lights
- 3 large access doors
- Minimum clear height of 4.8m
- Dedicated customer reception / trade counter
- Mezzanine storage area of 1,295 sq ft

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal area of: **312.47 sq m** (3,362 sq ft) plus mezzanine.

The site extends to a total of approximately 0.135 ha (0.334 acres).

BUSINESS RATES

The premises are currently entered in the 2023 Valuation Roll at NAV / RV £20,250.

EPC

Available upon request.

TENURE / TERMS

Offers are invited for our client's heritable (freehold) interest. A Closing Date may be held in due course therefore all parties are encouraged to note their interest in writing.

VIEWING & FURTHER INFORMATION

Through the sole agents, Newmark Gerald Eve LLP.

CONTACT

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