



Market Street, Hexham, Northumberland, NE46 3NS

Grade II Listed Building | Substantial Stone Built Mid Terrace | Significant Garden Area | Shop and Premises | Storage/Garage Area | 434 sq metres (4675 sq ft) | Desirable Location | EPC Available upon Request

Offers In Excess Of: £500,000

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Market Street, Hexham, Northumberland, NE46 3NS

Valuable Freehold Retail Accommodation with Rear Garden

We are delighted to offer to the market this substantial stone built mid terraced property, in the desirable Northumberland town of Hexham. This is a rare opportunity to purchase a substantial Freehold property on Market Street in the town.

Location

The property occupies a prominent position on the north side of Market Street, Hexham. Hexham is a popular and vibrant market town that serves the surrounding towns and villages, as well as being a commuter location for Newcastle and Carlisle. Hexham is located approximately 19 miles to the west of Newcastle upon Tyne with road access via the A69. Hexham also benefits from bus and rail links to Newcastle upon Tyne, Carlisle and the surrounding area.

Description

The property is a Grade II Listed mid terraced stone built property under pitched roofs, the property dates from the 19th Century. Externally there is a significant garden area, there is a single storey off shoot to the rear which we suspect any purchaser would demolish which would provide additional garden space. To the side is a store/garage area that could provide car parking provision.

Accommodation

The property provides the following approximate Net Internal floor areas:

Ground Floor: 150.55 m² 1,621 ft²
Ground Floor Store 53.46 m² 575 ft²
First Floor: 105.98 m² 1,141 ft²
Second Floor: 85.88 m² 924 ft²
Basement: 38.51 m² 414 ft²

Total 434.38 sq m 4,675 sq ft

The Garden on which the off shoot building is situated on measures approximately: 17.1metres x 14metres

Rating Assessment

The property is listed in the 2010 Rating List on the Valuation Office Agency Website (www.voa.gov.uk):

Shop and Premises - £16,000

Sale:

Our client will consider a disposal of their valuable freehold interest; we invite offers in excess of £500,000 (Five Hundred Thousand Pounds).

Services

We understand that the property benefits from three phase electricity and water, there is a gas pipe leading into the basement of the property, ready for connection, but at present no gas used. None of the services have been tested and warranted.

Planning

We understand that the property has consent for its current use. We believe the property may be suitable for alternative uses including cafe/restaurant/bistro, subject to the appropriate planning consents.

VAT

All figures within these terms are exclusive of VAT where chargeable.

ENERGY PERFORMANCE RATING

The Energy Performance Certificate is available upon request.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Mon - Fri: 9.00 am - 5.00 pm

Sat: 9.00 am - 12.30 pm

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.