



Retail in NE46

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

£255,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Retail Space
- ✓ 2,606 sq ft across both retail units
- ✓ Town Centre Location
- ✓ Grade II Listed

Key Information

- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

RETAIL UNITS | PROMINENT LOCATION | DEVELOPMENT POTENTIAL

Pattinson welcome to the market this historic freehold, Georgian Grade II Listed building, currently being used as a retail space, set over 3 floors, with multiple rooms which can be utilised as shop floor space or storage space. There is a separate retail unit on the ground floor, which is currently tenanted at £750pcm. The upper floors are currently leased to an antiques trader, but the lease agreement is coming to an end at the end of January.

The retail space boasts a total internal space of 2,606 sq. ft. with the retail store occupying 929 sq. ft. across the basement and ground floor, and the antique store occupying 1,677 sq. ft. across the ground, first and second floors. This building presents a perfect opportunity to continue as a retail unit, with the quirks that come with a building of this age, or there could be potential to develop the second floor residential apartments (subject to the relevant planning permissions being granted), planning has been granted to convert the second floor unit into residential under the reference 18/03506/FUL.

Market Place is located central to the town, and is overlooked by Hexham Abbey and opens out on to Hexham Shambles which has recently been renovated and provides a good space for independent retailers to sell their goods. Along with the range of cafes, restaurants, shops and bars, this increases footfall to the area, which will help attract custom.

Hexham is well connected, with road access via the A69, a range of public parking which is free if you have a parking disc, the mainline train station and the large bus concourse both granting travel East and West to Newcastle and Carlisle.

Please contact our Hexham office to arrange a viewing.

Price: Starting Bid £255,000

Property Type: Retail

Business Type: General Dealers

Internal Size: 2606 Square Feet

External Size: 2606 Square Feet

Parking: On Street

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Information

The property is within the Northumberland County Council boundary and is Grade II Listed.



Utilities

The building was rewired in 2014, and has a current, valid EICR. The property has electric heating in some of the rooms, with wiring in place for electric radiators throughout the property. There is a gas supply to the property, but it has been capped off by the current owners.

There is one parking space available to the rear of the property.



Rateable Value

Current rateable value £10,250 (1 April 2023 to present).

Sourced from VOA.

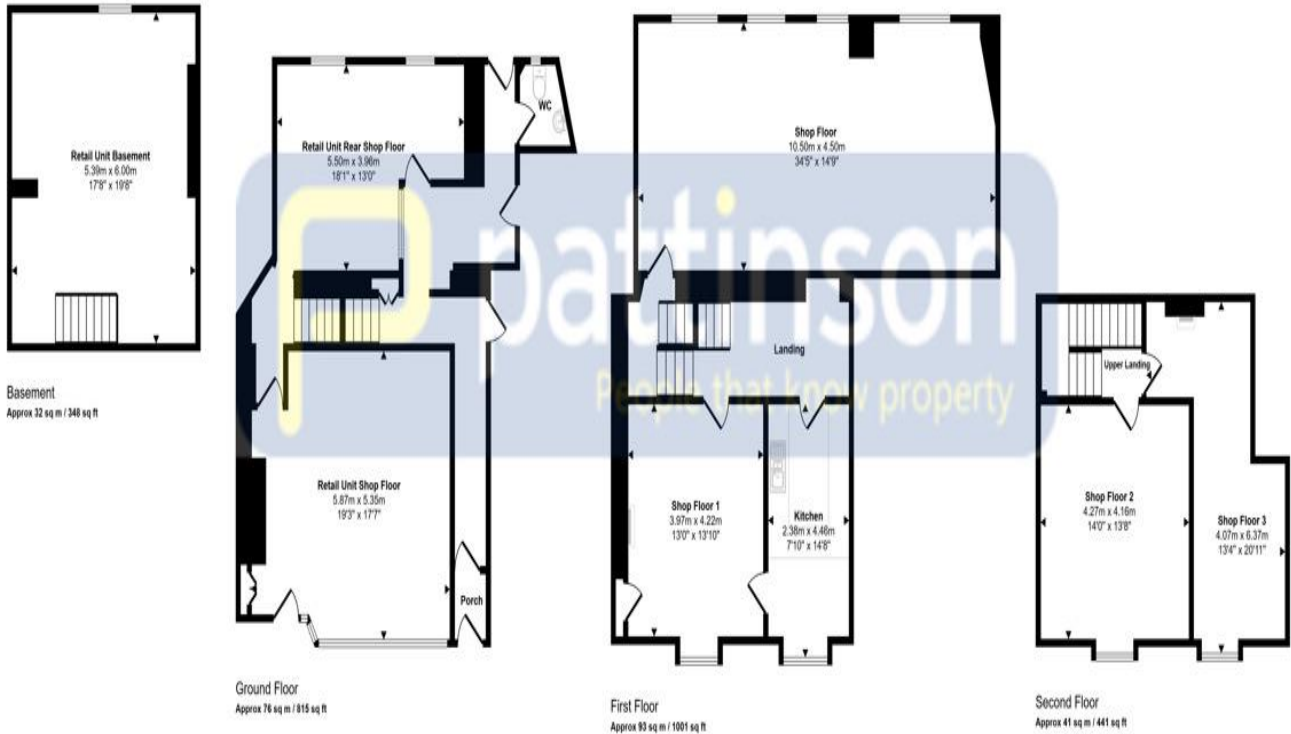
Tenure

Freehold. Title number ND175886.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Approx Gross Internal Area
242 sq m / 2606 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Sticky 360.

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

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY,
commercial@pattinson.co.uk , www.pattinson.co.uk**

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