

FOR SALE

5 Battle Hill and 29/31 St Marys Chare,
Hexham, NE46 1NL



Development/Refurbishment Opportunity

5,700 Sq Ft (529.53 Sq M)

- Prime location in the centre of Hexham
- Close to the junction with Fore Street
- Thriving Northumberland Market Town
- Former NatWest Bank and Business Centre
- Planning in place for retail and residential conversion

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Location

Hexham is a busy market town in the heart of Northumberland on the south bank of the River Tyne. It is just under 25 miles west of Newcastle off the A69. The Town benefits from good road, rail and bus links including a train station linking Newcastle and Carlisle to the West.

Fore Street is the main retail pitch in Hexham with nearby retailers including Yorkshire Trading Company, Waterstones, WH Smith, Superdrug, Boots and Mountain Warehouse.

Prominent location on the corner with St Marys Chare where a number of buildings in the immediate vicinity have recently been refurbished.

Description

Grade II listed property which is a four storey stone built corner building with a two storey extension and single storey block to the rear.

The property offers redevelopment/refurbishment with change of use granted in October 2022 for two retail units and a flat on the ground floor with another five flats on the upper floors and parking to the rear. Further details are available.

Accommodation

The property has the following approximate floor areas:

	Sq Ft	Sq M
Second Floor	1,140	105.91
First Floor	1,400	130.06
Ground Floor	2,290	212.74
Basement	870	80.82
Total	5,700	529.53

Tenure

Freehold.

Price

£350,000 for the freehold.

EPC

The property has a rating of D100.

Rateable Value

We understand that the property had the following rateable values:

5 Battle Hill £37,000

31 St Marys £21,000

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

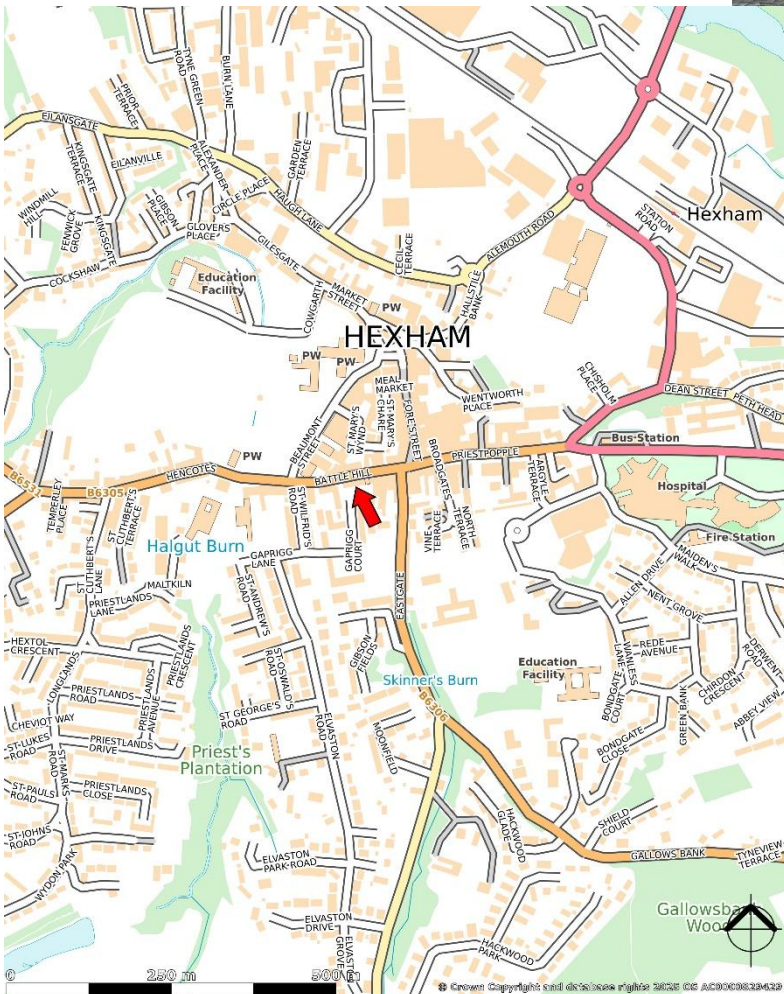
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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