



28/28A FORE STREET, HEXHAM, NORTHUMBERLAND, NE46 1LZ

- **Prominent town centre location**
- **Ground floor retail unit**
- **Self-contained upper floors**
- **Planning consent for 4 residential apartments to upper floors**
- **Two parking spaces in rear yard**
- **Price: £340,000**

For Sale

LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road, 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre 23 miles to the east.

The town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre.

The property is well positioned on the prime retail street within the town centre, with nearby occupiers including Boots, Iceland, Greggs, Costa, Mountain Warehouse and Sea Salt.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The subject property comprises a mid-terraced three-storey building of brick and stone construction under a pitched, slate covered roof.

The ground floor shop benefits from a traditional single glazed timber framed shop front and fascia.

The shop has been refurbished internally and comprises an open plan retail area with carpeted floor, plastered walls and suspended ceiling with integral lighting. To the rear is a store room/staff room and a w.c. The shop also benefits from air conditioning.

The upper floors are self-contained and accessed from a double width staircase off Fore Street. There are period features, including sash windows and the property is well presented with plastered walls and ceilings. The space has most recently been used as a showroom.

Externally, there is a yard to the rear, suitable for loading or parking two vehicles. Access to the yard is over the former Robbs department store.



Ground floor interior

ACCOMMODATION

We have measured the property as providing the following net internal areas:

Ground floor retail	71.10 sq m	(765 sq ft)
First floor showroom	97.08 sq m	(1045 sq ft)
Second floor storage	74.97 sq m	(807 sq ft)

Total **243.13 sq m (2617 sq ft)**

PLANNING

Planning consent was granted in May 2022 to convert the first and second floor into four apartments (one 2 bed apartment and three 1 bed apartments), together with new external metal stairs to the rear.

Further information can be obtained through the planning portal of Northumberland County Council. Planning application no. 21/03931/FUL

TENURE

The property is available Freehold.

PRICE

The freehold interest in the property is available for £340,000, subject to vacant possession.

VAT

The property is registered for VAT and therefore all rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers will be deemed to be net of VAT unless otherwise stated.

RATEABLE VALUE

We understand the property is entered into the 2023 Rating list as follows:

Ground floor

Shop & premises - Rateable value £20,250

Upper floors

Salon & premises - Rateable value £13,000

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.



Ground floor interior

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment with YoungsRPS on 0191 2610300 or joint agents, Graham S Hall Chartered Surveyors 0191 7318660.

LOCAL AUTHORITY

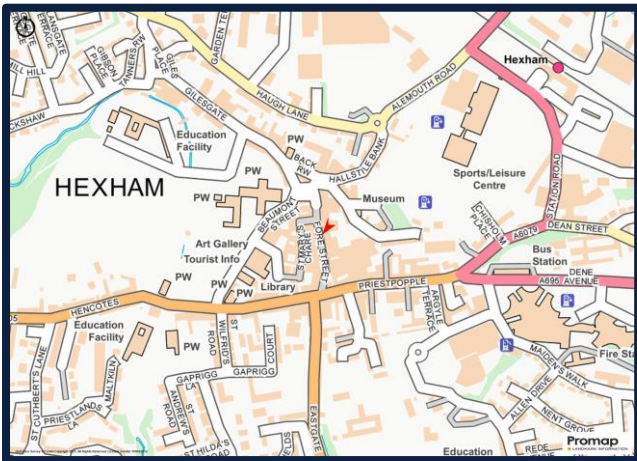
Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. Telephone 0845 600 400.

ENERGY PERFORMANCE CERTIFICATE

The ground floor shop has an EPC rating of D-92. The upper floors have an EPC rating of E-108.

Copies of the Energy Performance Certificates and Recommendation Reports are available on request.

Particulars amended November 2022



Location map

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

YoungsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither YoungsRPS (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither YoungsRPS (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.