



8 BEAUMONT STREET, HEXHAM, NORTHUMBERLAND, NE46 3NA

- **Prominent town centre location**
- **Opposite Hexham Abbey and The Sele Park & Gardens**
- **Currently in office and warehouse use**
- **May be suitable for conversion to residential use, subject to planning consent**
- **Price – Offers over £420,000**

For Sale – Commercial Property with Residential Development Potential

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 within the heart of Hexham's town centre at the lower end of Beaumont Street, close to its junction with St Mary's Wynd.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

The property enjoys good views over Hexham Abbey and the adjacent park and gardens. Other nearby occupiers include the Beaumont Hotel, The Queens Hall Arts Centre, a dental practice, Newcastle Building Society and a number of independent retailers.

On street car parking is available at the front of the property.

DESCRIPTION

The subject property comprises a three-storey mid-terraced building of dressed stone to the front elevation under a pitched, slate covered roof. The windows are single glazed timber framed. To the rear of the property is a large single storey warehouse, also of stone construction under a pitched slate covered roof.

Internally, the front of the building is arranged over ground, first and second floors, and has most recently been in office use. The space benefits from suspended ceiling with integral lighting and air conditioning units, carpeted floors, plastered walls and dado trunking. The rear part of the property is a single storey former printing press/warehouse with vaulted ceiling and skylights, together with w.c.'s and office. There is also a small boiler room in the basement. The property is heated by a gas fired central heating system to radiators.



Warehouse interior

The property lies within a Conservation Area. It is not Listed, but is adjacent to a Listed building.

ACCOMMODATION

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

Ground floor	265.65 sq m	(2859 sq ft)
First floor	75.70 sq m	(815 sq ft)
Second floor	74.69 sq m	(804 sq ft)

Total **416.04 sq m (4478 sq ft)**

DEVELOPMENT POTENTIAL

The property occupies a fully developed site and has most recently been used as an office and printing press/warehouse.

It could continue to be used for office and warehouse purposes. However, it may also be suitable for conversion to other uses, subject to all necessary consents including planning consent being obtained.

It may be suitable for leisure use such as a bar/restaurant, or may also be suitable for conversion to residential use to create a number of flats. As part of a redevelopment of the site, it may be possible to demolish all or part of the single storey building to the rear in order to reconfigure the rear of the building and potentially create some on site car parking.

PRICE

Our client's freehold interest in the property, with vacant possession, is available at offers in excess of £420,000.

RATEABLE VALUE

The property is entered into the 2023 Rating list as follows:

Description

Offices & premises - Rateable value £28,500

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



Office interior

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment with YoungsRPS on 0191 2610300.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G-195.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

Particulars prepared July 2024



Floor plan

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.