



(Rear of) Battle Hill, Hexham, NE46 **Offers in the Region of: £260,000**

An excellent business or investment property situated in the centre of Hexham town. A characterful 227 square metre property spanning across three floors, formerly linked to Fentimans Ltd, offering flexible Class E office/lab space with potential for residential conversion (previous planning approved). Features include solid stone walls, mains utilities, private gated pedestrian access, and period charm. The property includes a self-contained flat, multiple workspaces, and a front external outbuilding.



(Ground Floor) Room One - 3.73m x 4.17m (12'3" x 13'8")

At the front of the property on the ground floor features a open room with access to the stairwell and rear lab space, a cupboard under the stairs, and a radiator, with windowed double doors leading to the front external of the property.

(Ground Floor) Room Two - 7.39m x 4.7m (24'3" x 15'5")

Located at the rear of the ground floor, the laboratory/workshop area is well-appointed with a radiator, fluorescent lighting, isolator switches, and multiple double power sockets, each fitted with waterproof covers. The space includes two stainless steel sinks with taps, painted walls and ceiling, and integrated floor drains. Access through double doors to the front room and a separate entrance to the rear courtyard.



(Ground Floor) Room Three - 6.22m x 3.84m (20'5" x 12'7")

A separate room on the ground floor with access from the front of the property and rear yard, featuring vinyl flooring, white painted walls, windows at either side, and fluorescent lighting fixtures.



(First Floor) Room One - 5.16m x 12.12m (16'11" x 39'9")

The larger of the two rooms on the first floor features wood-effect flooring and white-painted walls. The ceiling is fitted with two fluorescent light fixtures; natural light enters from a glazed window at the rear end of the room with a set of large windows at the northern aspect. The layout includes multiple fixed surfaces on both sides of the room, offering potential for use as a workshop, studio, or utility space. There are two WC rooms positioned to the rear of the room with access to the stairwell at the centre.

(First Floor) Bathroom One - 1.42m x 1.4m (4'8" x 4'7")

One of two bathrooms on the first floor, a simple low level WC and hand wash basin with vinyl flooring.

(First Floor) Bathroom Two - 1.57m x 1.22m (5'2" x 4'0")

The second of the bathrooms on the first floor, again a simple low level WC and hand wash basin, with vinyl flooring and mirror alcove.

(First Floor) Room Two - 3.84m x 5.64m (12'7" x 18'6")

This room features cream-colored, textured stone walls and carpeted flooring. The ceiling is painted white and fitted with two fluorescent light fixtures. A fireplace space with exposed brickwork is set into one wall, and a radiator is mounted on the opposite side. There are large windows on either side of the room.

(Second Floor Flat) Kitchen - 4.57m x 3.48m (15'0" x 11'5")

The kitchen features light blue cabinetry paired with wooden countertops and includes a stainless steel oven with integrated stovetop and overhead extractor fan, and sink with a modern mixer tap. There is polished wooden flooring, complementing the exposed dark timber ceiling beams and white panelled ceiling. The space benefits from high ceilings and an open-plan layout, with direct access to the adjoining living room and bathroom and combines traditional architectural elements with modern fittings, creating a functional and inviting cooking space.





(Second Floor Flat) Living Room - 5.18m x 4.65m (17'0" x 15'3")

The living room features a vaulted ceiling with exposed dark wooden beams, adding architectural character to the space. The room has blue carpet flooring and white walls, two large windows allow for ample natural light; the space also includes two wooden doors with access to the generous bedroom.



(Second Floor Flat) Bedroom - 5.69m x 3.84m (18'8" x 12'7")

The large double bedroom features white painted brick walls, carpeted flooring, and a high ceiling with exposed dark wooden beams, contributing to a sense of spaciousness and architectural character. The windows have dual aspect giving the open space plenty of natural light.

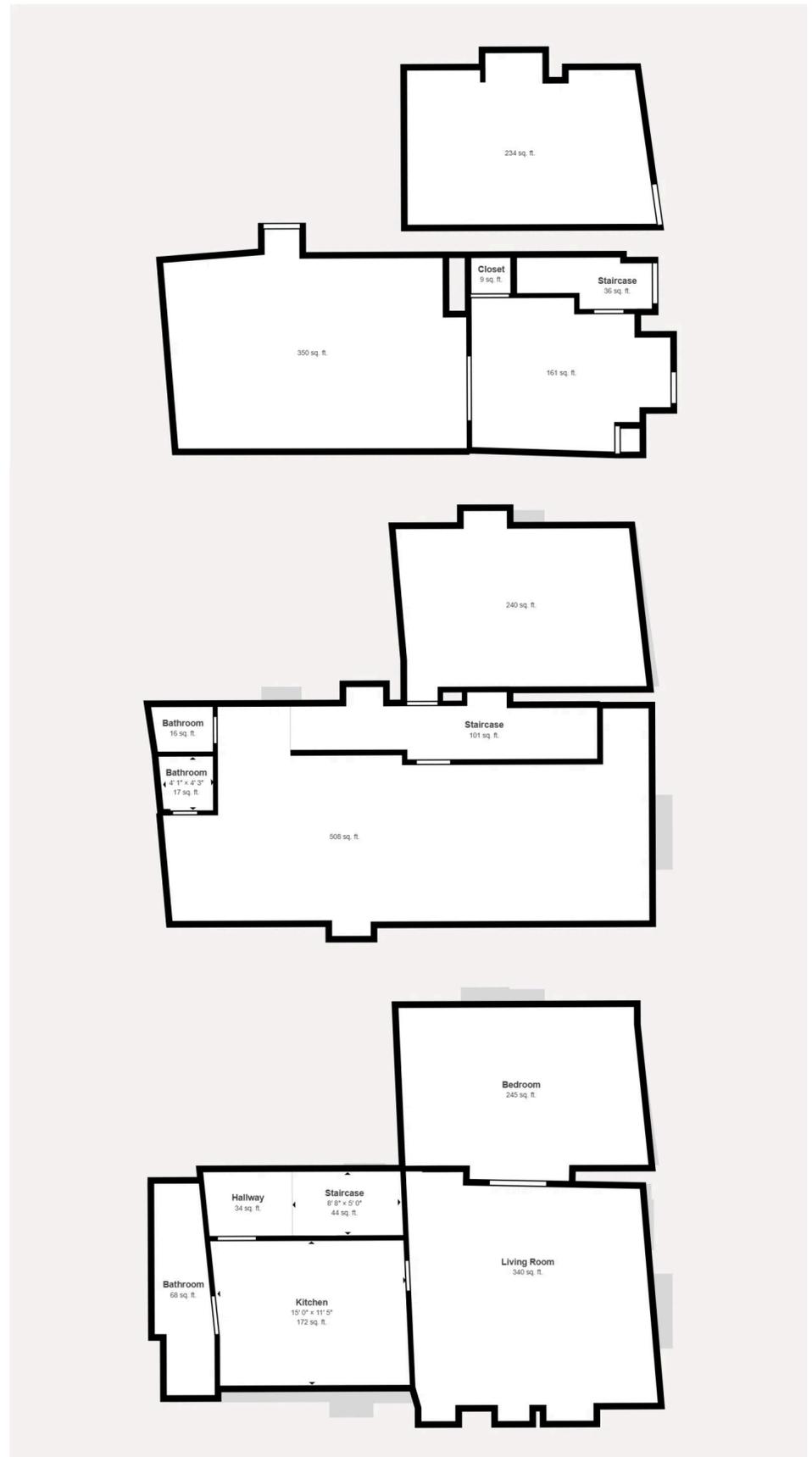
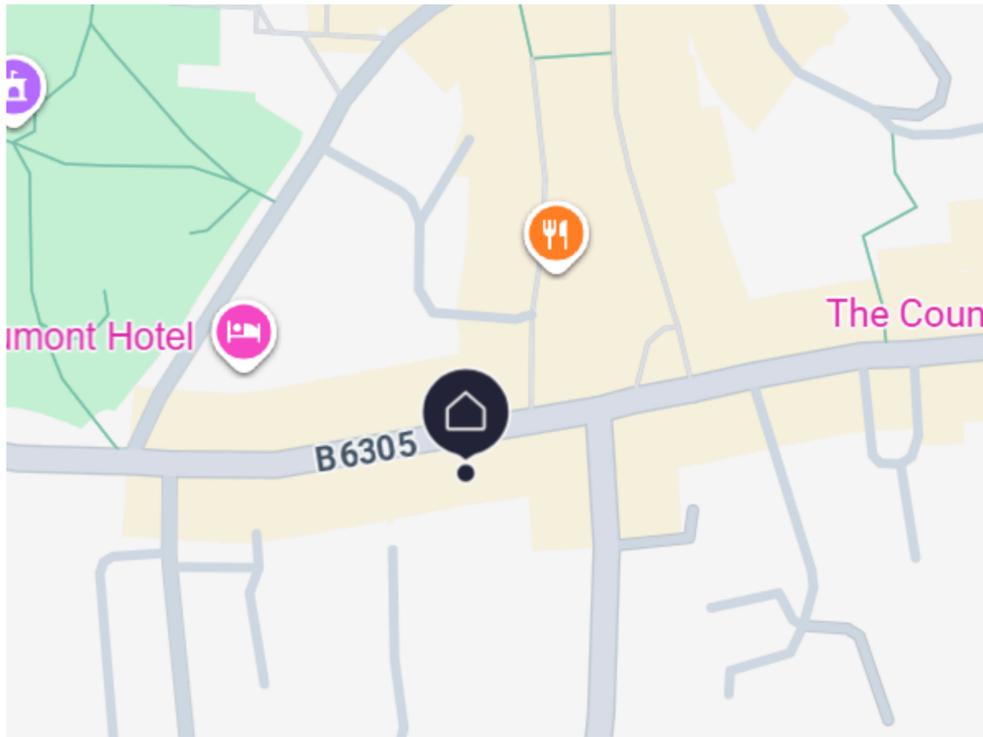


(Second Floor Flat) Bathroom - 5.11m x 1.17m (16'9" x 3'10")

The bathroom is finished with white walls and wood-effect flooring. The ceiling includes recessed lighting fixtures, providing consistent light throughout the space. The layout comprises a bathtub, a glass-enclosed shower, a wall-mounted wash hand basin, and a low-level WC.

External

The front of the property leading to the main street of Battle Hill, with both stair and ramp access. There is a recently built outhouse to the front ideal for storage purposes. There is also a rear yard accessible through the lab area or separate ground floor room.



Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker ("UK's No. 1 Broadband Speed Test"). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.