



For Indicative Purposes Only

Mixed Use Development Opportunity

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

- Attractive Three Storey Period Property in Affluent Market Town
- Ground Floor Retail Unit Extending Approximately 71.10 sq m (765 sq ft) with Self Contained Upper Parts of 172.05 sq m (1,852 sq ft)
- Planning Permission was Granted in May 2022 to Redevelop the Upper Floors into 4no. Residential Apartments
- Parking for 2no. Vehicles
- Located within the Towns Prime Shopping Area with High Footfall
- Surrounding Retailers Include: Iceland, Specsavers, Seasalt Cornwall, Boots, Costa, WHSmith, Waterstones & Caffe Nero
- The Property has been Under Local Family Ownership for Many Years and is Well Maintained
- Freehold Offers Over £340,000

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SITUATION

Hexham is an affluent and 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 Iceland, Specsavers, Seasalt Cornwall, Boots, WHSmith, Caffè Nero, Costa & Waterstones.

DESCRIPTION

The subject property comprises a mid-terraced, three storey unit of brick and stone wall construction under a pitched slate roof which has been extended to the rear with a two-storey brick and stone wall extension with a slate roof.

The building is split into two self-contained units. The ground floor shop unit having a modern timber plate glass shop front and rear access, which has recently undergone refurbishment and is fitted with carpets to floors and suspended ceilings with integral lighting.

The upper floors are one self-contained unit accessed by a larger than normal double width staircase off Fore Street. There are period features throughout including recently decorated sash windows and the interior is well fitted with a good standard of decoration to plastered walls and ceilings. There are several wide openings in existing walls to open-up the space at first floor making the traditional smaller rooms more inviting for the current showroom use.

Externally there is a yard to the rear suitable for loading or parking two vehicles, accessed over land of the former Robbs Department store where redevelopment into individual retail units is proposed.

ACCOMMODATION

Ground Floor Retail - 71.10 sq m (765 sq ft)
First Floor Showroom - 97.08 sq m (1,045 sq ft)
Second Floor Storage - 74.97 sq m (807 sq ft)

Total - 243.13 sq m (2,617 sq ft)

RATING ASSESSMENT

We understand that the premises have rateable values of £21,500 (GF) effective from 01st April 2017 and £11,500 (FF & SF) effective from 29th August 2018. It is however, recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority.

ENERGY PERFORMANCE

No. 28 - EPC Rating D 92
No. 28A - EPC Rating E 108

PLANNING

Full planning permission was granted in May 2022 to convert the first and second floors from office / retail use into 4no. C3 apartments (1no. 2 bed & 3no. 1 bed) with a new external metal stair to rear and the insertion of a new door onto landing.

Further information can be gained by accessing the planning section of the Northumberland County Council website at www.northumberland.gov.uk. Application No: 21/03931/FUL.

TENURE

Freehold.

PROPOSAL

We are seeking offers in excess of £340,000 for the benefit of our clients Freehold Interest.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

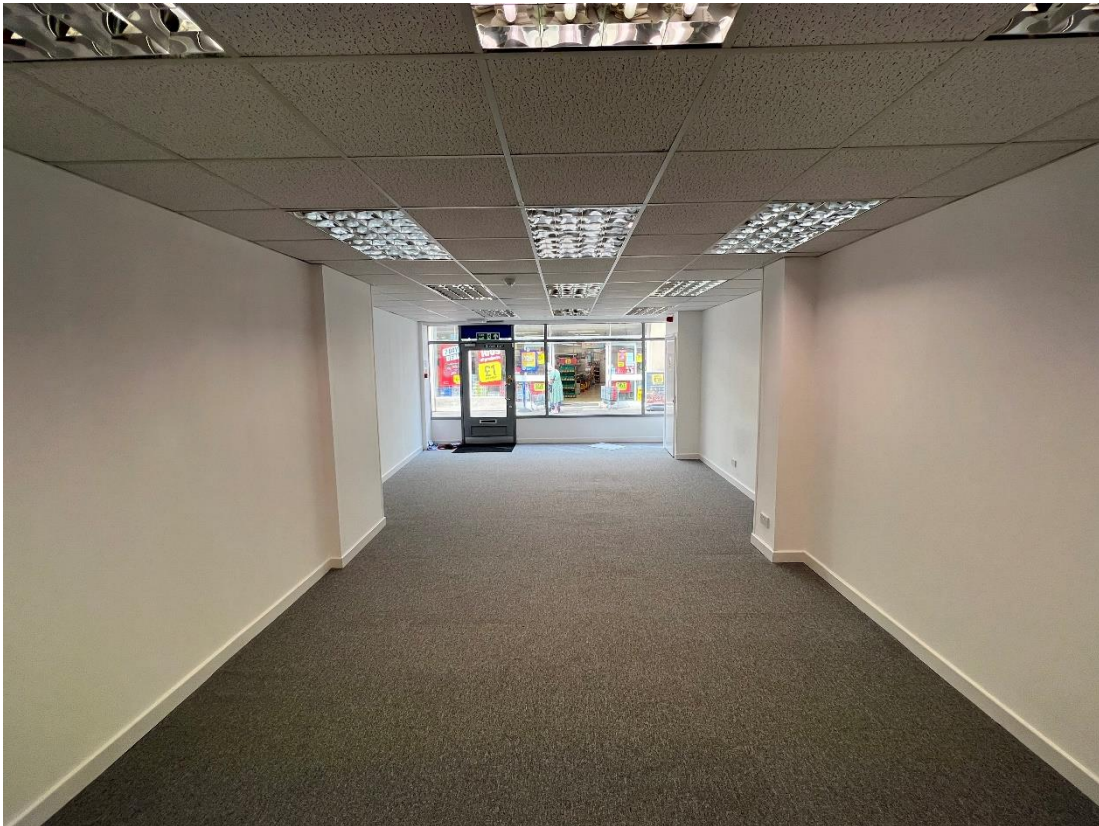
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING

For general enquiries and viewing arrangements please contact Graham S Hall Chartered Surveyors on 0191 731 8660 or email info@grahamshall.com. Alternatively, you can contact youngsRPS on 01434 608 980.

LOCATION MAP







IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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