



## 33 MARKET PLACE, HEXHAM, NORTHUMBERLAND, NE46 3PB

- **Ground Floor shop and large Maisonette**
- **Prominent town centre location on Market Place**
- **Suitable for retail or financial/professional services use**
- **Price: £445,000**

## Ground Floor Shop & Maisonette 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 within the heart of Hexham's town centre on Market Place. There is on-street car parking available outside the property.

**Tel: 0191 2610300**

[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property is a three-storey building, of stone construction under a slate covered pitched roof. We understand the property is Grade II Listed. The subject property comprises a ground floor shop and maisonette above. The shop benefits from a traditional timber shop front, with return frontage onto Hallstile Bank.

Internally, the shop comprises a main retail area to the front and an accessible w.c. To the rear are storage rooms and a small kitchen area and w.c. The retail area has a carpeted floor and suspended ceiling with integral lighting and air conditioning units. The property was previously occupied as a bookmakers, and therefore there is currently an accessible toilet within the retail area and a fixed counter which could be removed if required.

Stairs lead down from the retail area into a basement which provides useful basic storage space.

The maisonette is accessed from the rear and currently comprises three bedrooms, shower room and w.c to the first floor. To the second floor is a kitchen, utility room, w.c. and living/dining room.

It may be possible to convert the maisonette into two flats subject to planning and Listed building consent. The rooms to the front of the maisonette enjoy views over the Market Place and Hexham Abbey.



Interior photograph - shop

## ACCOMMODATION

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

### Shop

Retail area	51.91 sq m	(558 sq ft)
Store	20.42 sq m	(220 sq ft)
Store	7.70 sq m	(83 sq ft)
Kitchen	3.02 sq m	(32 sq ft)
w.c.		

**TOTAL 83.05 sq m (893 sq ft)**

Basement (not measured)

## MAISONETTE

Gross internal area approximately 118.98 sq m (1281 sq ft) and currently laid out to provide living/dining room, kitchen, utility room, shower room, w.c's and three bedrooms.

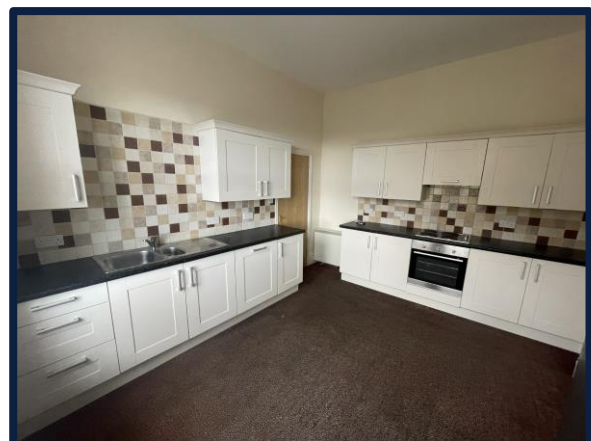
## USE

The ground floor shop has most recently been used as a bookmakers. It is anticipated that it could be used for other professional/financial services, or for retail use, subject to all necessary consents including planning consent being obtained.

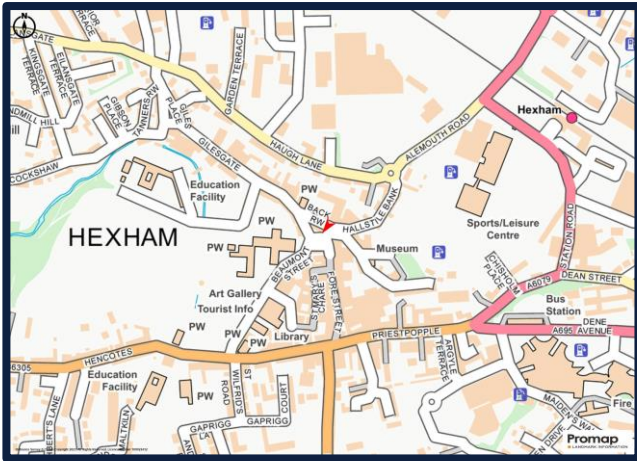
## TENURE

The property is available for sale on a freehold basis at £445,000.

The property is not registered for VAT and therefore VAT will not be payable on the purchase price.



Interior photograph - maisonette



Street plan



View from the maisonette

## RATEABLE VALUE

We understand the shop is entered into the 2023 Rating list with a rateable value of £21,250.

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

The maisonette is entered into the Council Tax List as a Band A property.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING

Strictly by appointment with YoungsRPS

Contact Paul Fairlamb on 0191 261 0300.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

The shop has an EPC Rating of B-48.

The maisonette has an EPC rating of E-46.

A copy of the certificates and recommendation reports are available on request.

## Particulars prepared January 2024

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.