

FOR SALE

RETAIL PREMISES

On the instructions of the Joint LPA Receivers


Eddisons

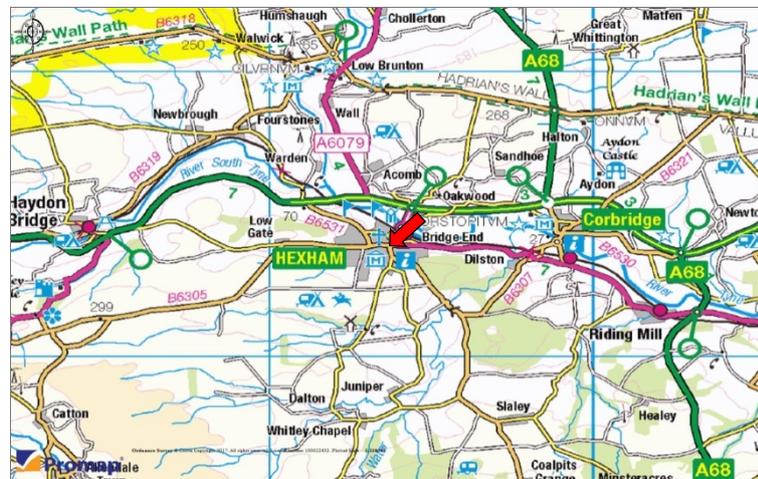


13 CATTLE MARKET, HEXHAM, NE46 1NJ

PRICE REDUCED £295,000

- \ Prominent trading position in Hexham town centre.
- \ Close proximity to Hexham Railway Station.
- \ Potential to develop rear warehouse subject to planning.
- \ Large site coverage.

AVAILABLE SPACE
732.20m² (7,881sq ft)



LOCATION

The property is located within the market town of Hexham, Northumberland, approximately 22 miles west of Newcastle Upon Tyne and 35 miles east of Carlisle.

Specifically, the property lies fronting on to Cattle Market, which forms part of the B6305. A number of arterial routes such as the A69 and A695 are easily accessible and within close proximity.

DESCRIPTION

The property comprises a two storey, end terraced retail unit of brick and stone construction, with a single storey brick built extension to the rear.

The accommodation consists of two vacant retail units which are linked to the rear, together with two further detached warehouses.

One of the warehouse units has been converted into a bakery at ground floor level, with office, storage and staff accommodation above.

The property provides the following accommodation:

UNIT	M ²	SQ FT
Unit 13	171.59	1,846
Unit 13A	64.38	694
Rear Warehouse	176.64	1,901
Rear Storage	319.59	3,440
Total	732.20	7,881

Externally there is a small yard located to the rear which is used for parking.

The overall site area extends to 0.19 acres.

RATEABLE VALUE

Description / Shop and Premises

Rateable value / £40,750

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Offers are invited in the region of £295,000 for the freehold interest.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0161 831 1696
Email / chris.holt@eddisons.com

REVISED MARCH 2018
SUBJECT TO CONTRACT
FILE REF / 704.2595A

For more information, visit eddisons.com/property
T: 0161 831 1690

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

Energy Performance Certificate

Non-Domestic Building



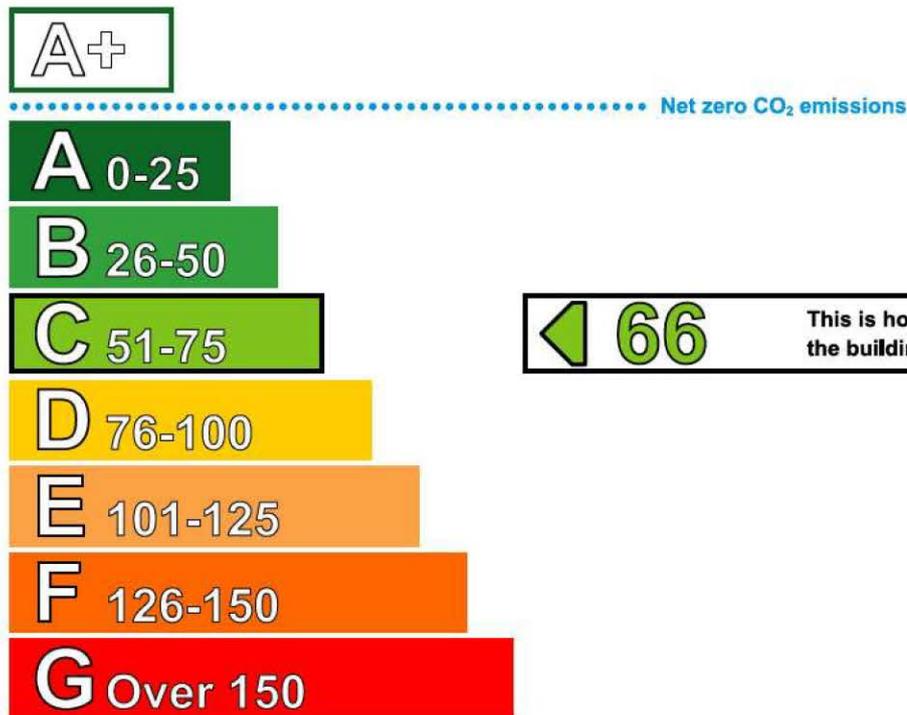
Watsonia Flowers
13a Cattle Market
HEXHAM
NE46 1NJ

Certificate Reference Number:
9900-3906-0312-7680-3084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



◀ 66 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	75
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	66.87
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
74	If typical of the existing stock