

Retail in NE46

St. Marys Chare, Hexham,
Northumberland, NE46 1NQ

£200,000 Offers Over

On Street parking

Property features

- Excellent Investment Opportunity
- Mixed Use Property
- Attractive Situation
- Freehold Title
- EPC Rating D

Key Information

- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Rare Mixed-Use Investment Opportunity – Prime Hexham Location

A fantastic opportunity has arisen to acquire this substantial mixed-use investment property, ideally situated within walking distance of Hexham town centre and its excellent range of shops, restaurants, transport links and local amenities.

The property comprises two ground floor commercial units, one which is currently rented, together with a tenanted first-floor maisonette, offering an excellent opportunity for an owner-occupier or to generate additional rental income. We are advised the property currently produces approximately £13,200 per annum, with further scope to increase the overall yield to £18,000 once the property is fully occupied.

The spacious maisonette is accessed via its own private entrance and briefly comprises a bright and spacious open-plan living, dining and kitchen area, a family bathroom, and a versatile reception room/bedroom. To the second floor is a substantial loft-style room spanning the full width of the property, providing an excellent additional bedroom or flexible living space.

This is an ideal purchase for investors seeking an established income-producing asset with future growth potential, benefiting from a prominent location in one of Northumberland's most desirable market towns. Early viewing is highly recommended to fully appreciate the opportunity on offer.

Price: Offers Over £200,000

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 1399 Square Feet

External Size: 1399 Square Feet

Parking: On Street

Heating: Gas

Location

Located within walking distance to Hexham Town Centre

EPC

Available upon request - Rating D.

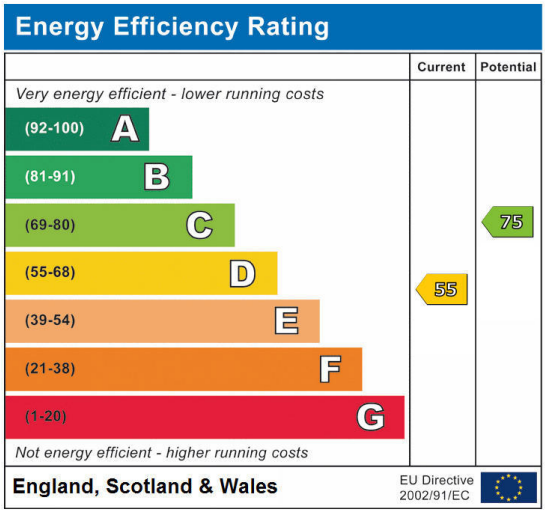
Tenure

Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





St. Marys Chare, Hexham, Northumberland, NE46 1NQ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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