



Mixed Retail/Residential Investment

33 Market Place, Hexham
Northumberland, NE46 3PB

A prominently located three storey stone and slate building on the corner of the Market Place in the centre of this popular and historic Tyne Valley market town. Currently yielding a combined gross rent of £36,800 p.a. EPC Rating: F; Flat: G.



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DESCRIPTION

The attractive stone building is well located in Market Place overlooked by Hexham Abbey and the historic Moot Hall.

The ground floor comprises a self contained retail unit currently let to Done Bros (Cash Betting) Ltd trading as Bet Fred with the first and second floor converted to a well appointed three bedroom maisonette currently let on an assured shorthold tenancy.

ACCOMMODATION

Retail Unit:
 Ground Floor 863 sq ft
 Basement 502 sq ft

Maisonette:

Ground Floor: Lobby

First Floor: Landing, Bedroom 1 (Double), Bedroom 2 (Double), Bedroom 3 (Double), Shower Room and Cloakroom/W.C.

Second Floor: Landing, Sitting Room, Living Room, Breakfasting Kitchen, Utility Room and Cloakroom/W.C.

SERVICES

Utilities

Mains water, electricity and drainage are connected to the property.

The maisonette has the benefit of electric night storage heating.

LEASE TERMS

Ground floor: Let to Done Bros (Cash Betting) Ltd on a 10 year lease from 2009. The passing rent is £29,000 p.a. exclusive. The tenant did not exercise their option to end the lease at the end of the fifth year of the term.

Maisonette: Let on an assured shorthold tenancy at a current rent of £7,800 p.a. exclusive.

TERMS

The property is for sale as a whole at a guide price of £540,000.

The ground floor retail investment is also available as a stand alone investment for £445,000.

VAT

We are advised that the property is not elected for VAT. All prices, rents and other figures quoted in these particulars are net of VAT.

RATEABLE VALUE

Ground Floor: £21,000 (Shop and Premises)

COUNCIL TAX

Council Tax Band A.

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

TENURE Freehold

Office Ref: HX00003512

Details Prepared: June 2016

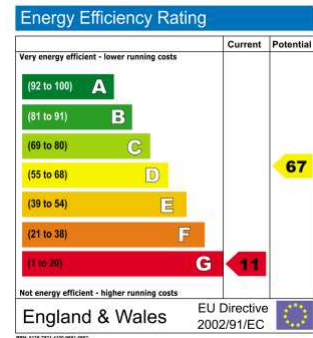
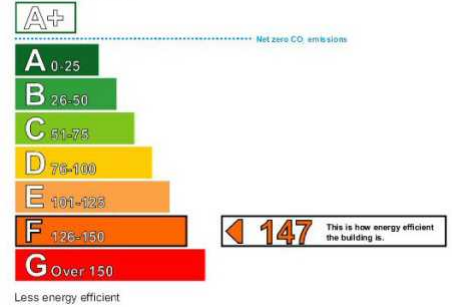
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14/16 Priestpopple
 Hexham
 Northumberland
 NE46 1PQ
 tel 01434 605441
 fax 01434 607141
 e-mail hexham@fostermaddison.co.uk
 www.fostermaddison.co.uk