



## 4 BEAUMONT STREET, HEXHAM, NORTHUMBERLAND, NE46 3LZ

- Prominent town centre location
- Popular market town
- Directly opposite Hexham Abbey
- Four storey building
- Offers over £100,000

## 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 at the lower end of Beaumont Street, just off the Market Place.

**Tel: 0191 2610300**

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

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The subject property comprises a mid-terraced four-storey building of dressed stone to the front elevation under a pitched slate roof.

The ground floor benefits from a traditional single glazed timber framed shop front and canopy.

The building has most recently been used as a delicatessen and café and comprises open retail space to the ground floor, sales room to the first floor front and w.c./staff facilities behind. The second floor is currently fitted as a kitchen, with storage and built-in refrigerator and freezer to the basement.

There are internal period features and fireplaces including sash, timber windows.

There is no rear access/egress from the property.

The property is situated directly opposite the main entrance to Hexham Abbey and lies within the town centre Conservation Area.

The property may be suitable for alternative uses subject to all necessary consents including planning consent, being obtained.



Ground floor interior

## ACCOMMODATION

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

Basement	14.62 sq m	(157 sq ft)
Ground floor	21.19 sq m	(228 sq ft)
First floor	11.33 sq m	(122 sq ft)
w.c.		
Second floor	19.28 sq m	(208 sq ft)
<b>TOTAL</b>	<b>66.42 sq m</b>	<b>(715 sq ft)</b>

## TENURE

Freehold.

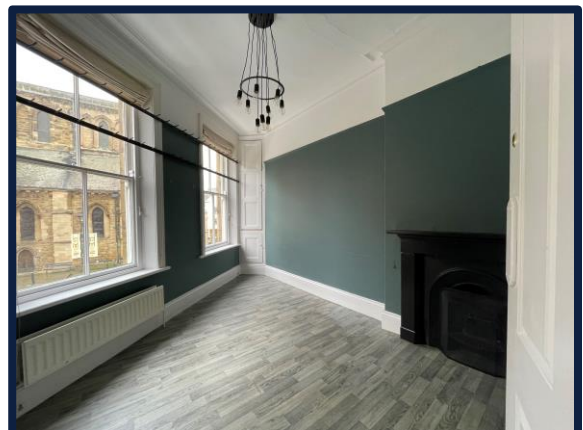
## PRICE

Our client's freehold interest in the property, with vacant possession, is available for sale at offers over £100,000.

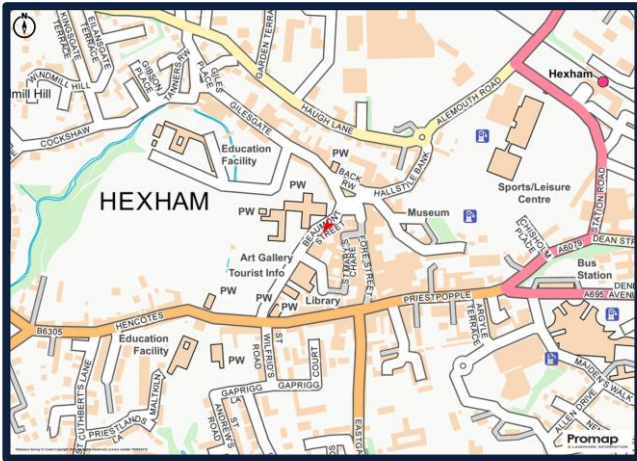
## RATEABLE VALUE

The property is entered into the 2023 Rating List with a rateable value of £7,900.

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



First floor interior



Street plan

## VIEWING

Strictly by appointment with the sole agents, YoungsRPS.

## LEGAL COSTS

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF  
Tel: (0345) 600 6400

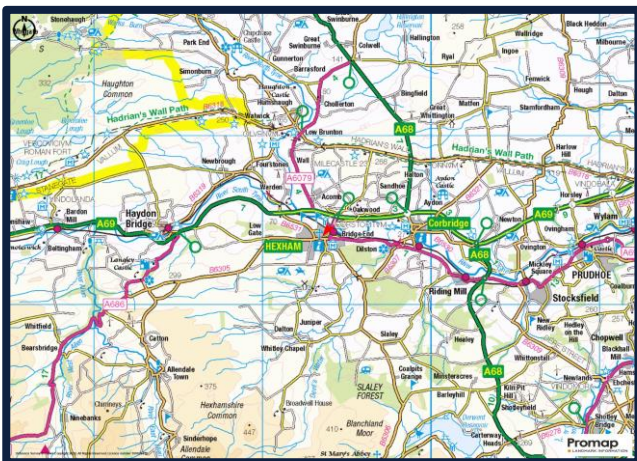
*All figures quoted are exclusive of VAT where chargeable.*

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-71.

A copy of the certificate and recommendation report is available on request.

**Particulars prepared October 2023**



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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