



SCOTT COTTAGE & THE BUTCHERS SHOP, FRONT STREET, BELLINGHAM
HEXHAM, NORTHUMBERLAND, NE48 2AA



SCOTT COTTAGE & THE BUTCHERS SHOP, FRONT STREET

A fantastic opportunity to purchase a mixed-use property within the charming village of Bellingham.

Commercial premises with shop frontage along with a two-bedroom maisonette.

- Mixed-use investment opportunity
- Two-bedroom maisonette
- Shop
- Prominent shop frontage
- Residential EPC rating- E
- Commercial EPC rating- C



GET IN TOUCH

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DESCRIPTION

Investing in mixed-use property has many advantages including financial stability from multiple revenue streams. The property currently generates a generous income with further information available upon request.

Scott Cottage is a charming end of terrace maisonette. Boasting two generous bedrooms, this property offers a spacious and inviting living room and separate kitchen with a delightful feature fireplace with inset multi fuel stove. The maisonette has been well-maintained and is an ideal rental property. Benefiting from natural light throughout, creating a bright and airy atmosphere.

Currently trading as Bellingham Craft Butchers, the commercial shop occupies a prominent position with frontage out onto the village square. Internally, the property comprises a main retail area to the front, with a further walk-in fridge room to the rear. Across the side lane is an outbuilding that has utilised as a store and prep area, with a separate WC.

LOCATION

Bellingham is the main town of the North Tyne. The town boasts a thriving community with many facilities to be enjoyed including a range of shops, cafes and pubs along with excellent schools and a doctors/health centre.

Bellingham is also a good base if you want to explore some of Northumberland's best-known attractions. It lies nine miles from Kielder Water & Forest Park and is only a dozen miles from Northumberland's own World Heritage Site, Hadrian's Wall.

The town is well placed for commuting, with regular bus services to Hexham and the surrounding villages.

Services

Mains electricity, water and drainage are connected. Electric central heating to radiators also supplying the domestic hot water.

Charges

Scott Cottage- Northumberland County Council tax band A.

Commercial unit- Interested parties should make enquiries direct with the local authority to establish the actual rates payable.





Tenancies

Scott Cottage is currently let on an assured shorthold tenancy for £675pcm. The commercial unit is currently let to Bellingham Craft Butchers for £800pcm. Combined annual income £17,700pa.

Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

Wayleaves, easements and rights of way

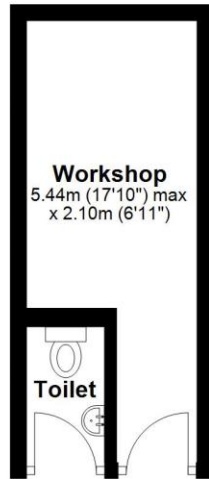
The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Viewings

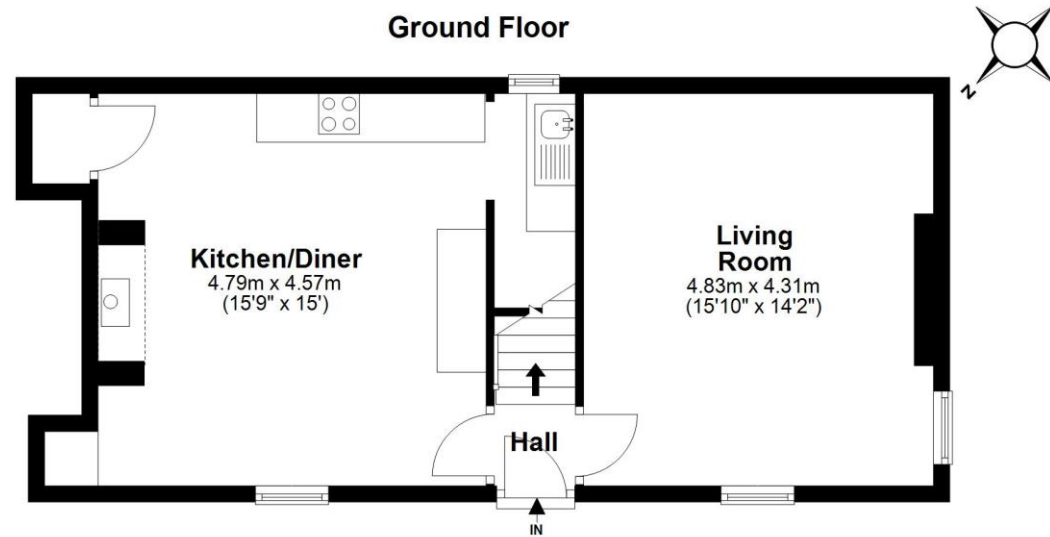
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.



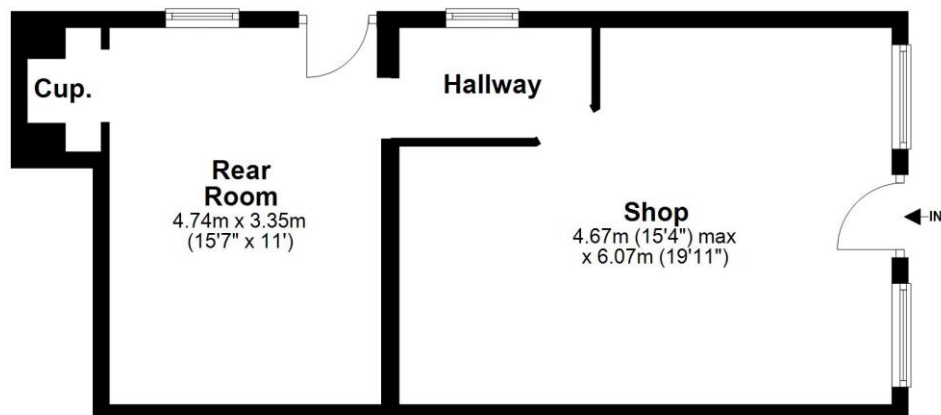
Lower GF - Workshop (opposite)



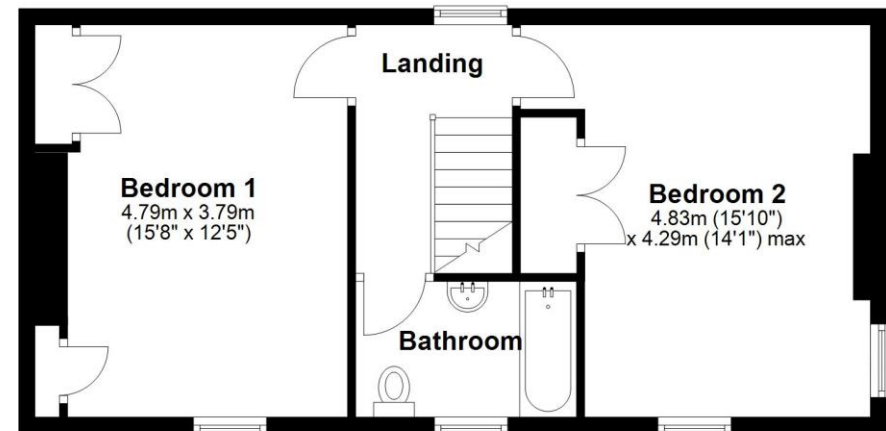
Ground Floor



Lower Ground Floor



First Floor



www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.