



## Hexham Tyre & Battery

Alemouth Road, Hexham Northumberland NE46 3PJ

- Industrial Workshop / Stores
- Currently Trading as Hexham Tyre & Battery
- Floor Area 5,010 sq. ft. (465.4 sq. m.)
- Site Area 0.386 Acres / 0.156 Hectares
- Next to Tesco Extra, McDonald's, Lidl & Bristol Street Motors
- Tarmac Area to Front with Ample Parking
- Suitable for a Variety of Uses
- Excellent Transport Links

**Price: £450,000 Freehold**

# COMMERCIAL

## Location

The property is situated just off Alemouth Road within the heart of Hexham. The location benefits from being next to Tesco Extra, McDonald's, Lidl and Bristol Street Motors. Hexham is a densely populated bustling market town in the west of Northumberland. It has a diverse range of businesses including those regulated to agriculture as well retail, manufacturing and professional. Hexham is located just off A69 Newcastle to Carlisle and therefore is centrally positioned from Newcastle in the east and Cumbria in the West.

## Description

A detached industrial/warehouse of steel portal frame construction with cladding to the elevations and roof. The unit consists open plan workshop, reception, office, stores and staff W/C facilities. It is current occupied by our vendor who runs Hexham Tyre & Battery Co Ltd a well established business having been around since 1967. They have another garage located in Prudhoe which they will be retaining. This would be an ideal opportunity for anyone to take over the existing business or the unit would suit a variety of other uses subject to planning.

## Floor Area

5,010 sq. ft. (465.4 sq. m.)

## Site area

0.386 Acres / 0.156 Hectares

## Tenure

Freehold

## Price

£450,000

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £18,000

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H842 (Version 1)**

**Prepared: 22<sup>nd</sup> August 2023**

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Important Note: None of the services 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. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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