



HEXHAM TYRE & BATTERY, ALEMOUTH ROAD, HEXHAM,  
NORTHUMBERLAND NE46 3PJ

# HEXHAM TYRE & BATTERY, ALEMOUTH ROAD, HEXHAM, NORTHUMBERLAND, NE46 3PJ

## INDUSTRIAL UNIT FOR SALE OR TO LET

- Light industrial unit and site
- Popular location near Hexham town centre
- Suitable for multiple uses
- Ample parking provision
- Rebuild potential, subject to planning consent

**FOR SALE AT OFFERS OVER £350,000**

**TO LET AT £32,000 PER ANNUM**

### GET IN TOUCH

youngsRPS, 23 Grey St,

Newcastle upon Tyne NE1 6EE

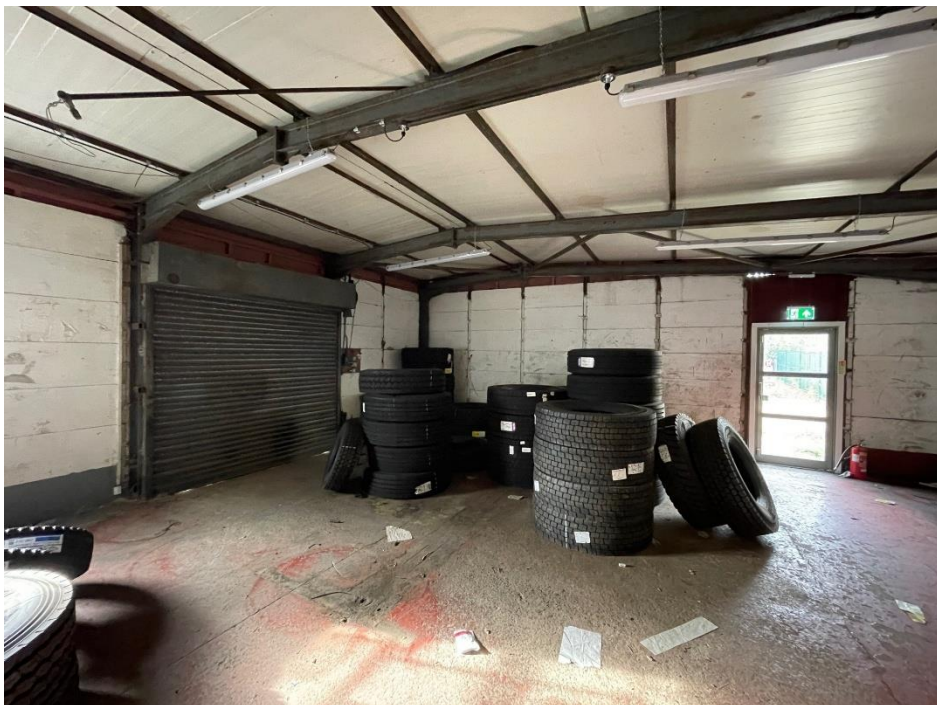
0191 261 0300

[chris.pattison@youngsrps.com](mailto:chris.pattison@youngsrps.com)

[stephanie.dixon@youngsrps.com](mailto:stephanie.dixon@youngsrps.com)







## LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre around 23 miles to the east.

The subject property is located off Alemouth Road, Hexham, one of the main access roads into Hexham town centre. It is set back from Alemouth Road, tucked behind Vertu Vauxhall Hexham. Tesco Extra is directly adjacent and other occupiers in the immediate vicinity include McDonalds, Next, Lidl, Aldi and Waitrose. The property is also located within very close proximity to Tyne Mills Trading Estate, as well as Bridge End Industrial Estate, which are the main industrial areas in Hexham.

## DESCRIPTION

The subject property is the former Hexham Tyre and Battery workshop and associated land. It comprises a detached light-industrial unit with blockwork elevations clad in profile sheeting, steel portal frame, concrete floor and dual pitched profile sheet roof. Internally the accommodation is arranged to provide partitioned reception, office, WC and storerooms to the front of the property, with workshop space beyond. The unit has a maximum eaves height of approximately 3.38m, and also features three concertina sliding industrial doors to the right side of the unit, as well as one manual traditional roller shutter door to the left side.

The property sits within a fenced compound/yard somewhat triangular in shape, which is surfaced with tarmac. Access to the site is via Alemouth Road, provided by a service road which we understand is shared with the occupier directly in front.

## ACCOMMODATION

We have measured the property on a Gross Internal Area basis and can report the following approximate floor areas:

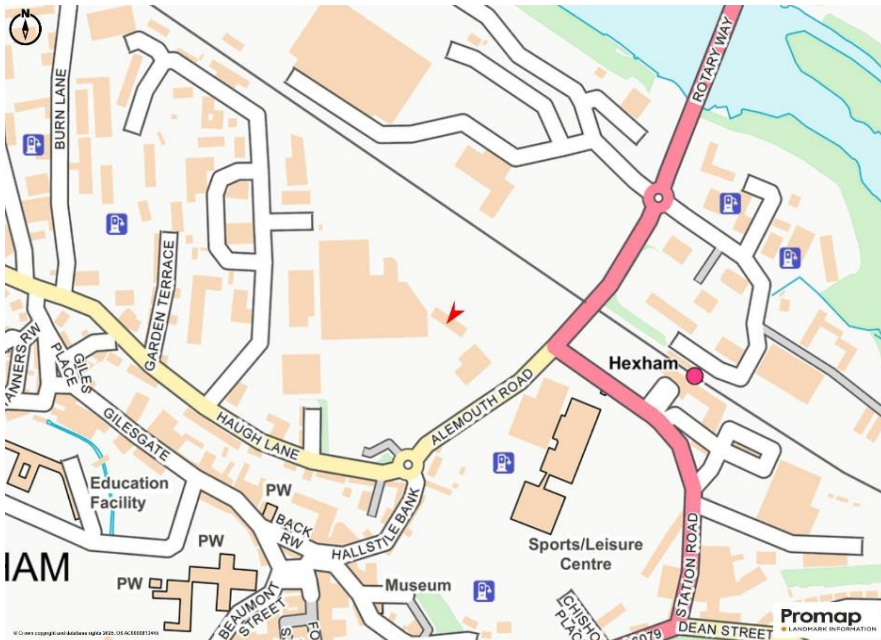
Total: 458.10 square metres (4931 square feet)

Using title plans we have calculated the site area to be approximately 0.38 acres (0.153 hectares).

## BUSINESS RATES

The property is entered into the rating list as follows:

Description:	Tyre service depot and premises
Rateable Value:	£18,500



### **TERMS**

The property is available for sale or to let.

### **VAT**

The property is not registered for VAT therefore VAT will not be payable on the sale price/rent.

### **VIEWINGS**

Strictly by appointment through Sole Agents youngsRPS

Contact Chris Pattison or Stephanie Dixon

Tel: 0191 2610300

### **LEGAL COSTS**

Each party to bear their own legal costs.

### **LOCAL AUTHORITY**

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

*All figures quoted above are exclusive of VAT where applicable.*

### **ENERGY PERFORMANCE CERTIFICATES**

The property has an EPC rating of D-95

A copy of the Energy Performance Certificate and Recommendation Report is available on Request.

### **CODE OF PRACTICE FOR COMMERCIAL LEASES**

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early Stage.

**Particulars prepared December 2025**

[www.youngsrps.com](http://www.youngsrps.com)  
Newcastle 0191 2610300



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavor 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.