

TO LET

MAY SELL

PROMINENT ROADSIDE INDUSTRIAL /
SHOWROOM PROPERTY WITH
REDEVELOPMENT POTENTIAL

LM ONE.



HHC SPORTSCARS, HAUGH LANE, HEXHAM, NORTHUMBERLAND, NE46 3EW

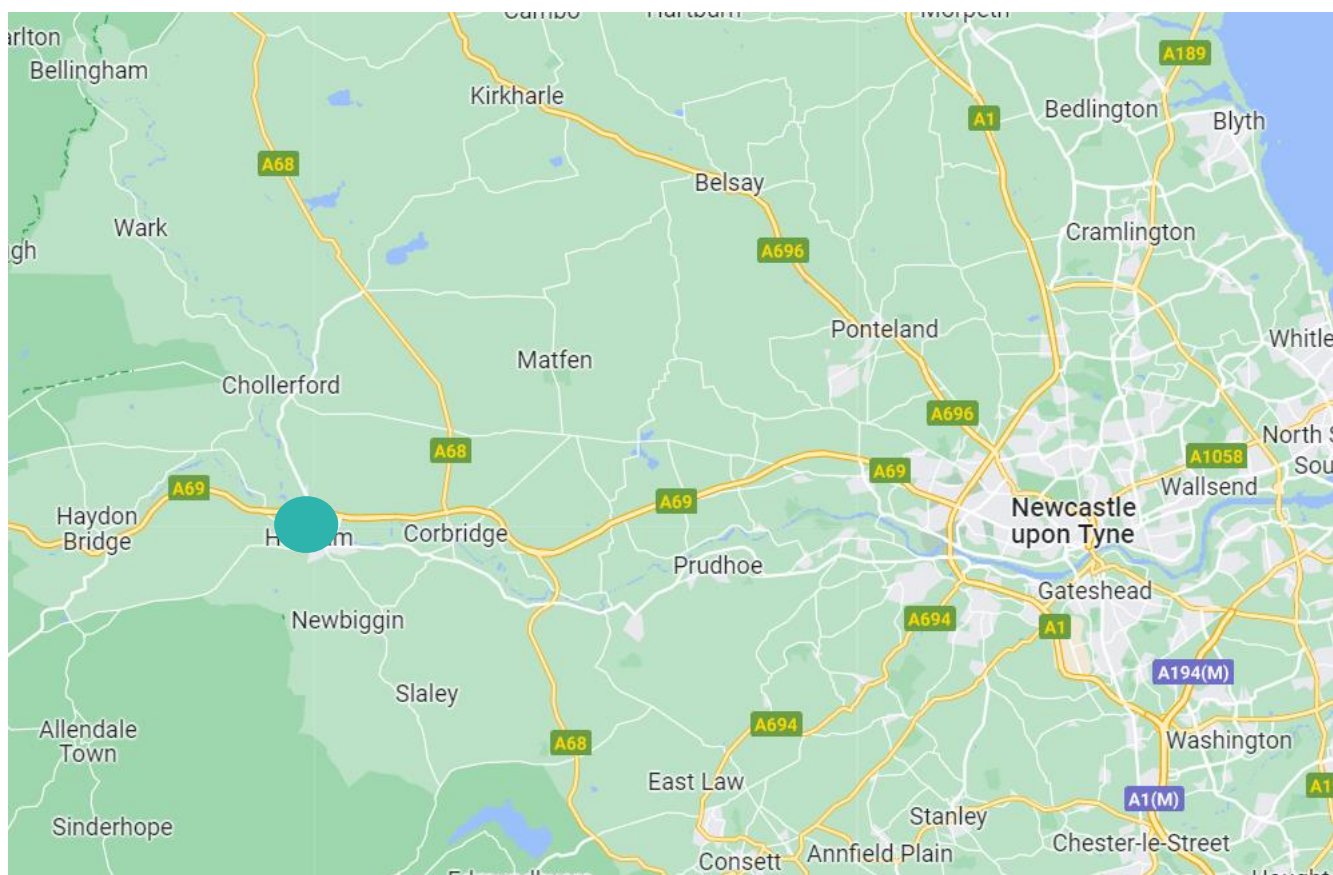
Rent – On Application

Size – 16,910 sq ft GIA

- Prominent roadside location fronting Eilansgate
- Overall site extending to 1.13 acres
- Modern showroom/ industrial units to front
- Redevelopment opportunity to rear of site

RENTAL & SALE CONSIDERATIONS

- To Let or for Sale (Freehold)
- Price and rent on application
- Extending to 16,910 sq ft on a GIA basis.
- Whole site extends to 1.13 acres (off plan)
- Situated in a very prominent position with high vehicle movement
- Showroom to front of site with adjacent warehouse/garages to rear.
- Rear units offer a redevelopment opportunity.
- Former car park offers development opportunity
- Suitable for a variety of uses subject to planning.



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 town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre.

DESCRIPTION

The property is on a large site over 2 levels with an appropriately substantial retaining wall in between. On the upper level the former car park offers a development opportunity for a variety of uses, subject to planning consent.

The showroom part of the property is over 2 levels with retail glazing forming a dual entrance on each level. Internally the unit is currently utilised as a car show room with internal offices. Connected to the showroom to the rear is an industrial unit with 4.9 metre eaves currently utilised as a car repair depot. The usable space to the front of the site totals circa 11,802 sq ft.

Externally to the rear is a yard area with an access point off the return frontage of the main building. To the very rear of the property are existing buildings in need of refurbishment. One is of steel portal frame construction with 5.2 metre eaves with the remainder being 3.2 metre eaves and of brick elevation and steel truss frame roofs.





PRICE

Price and rental on application

BUSINESS RATES

The property Rateable Value has been assessed to £36,250. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

October 2022

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

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