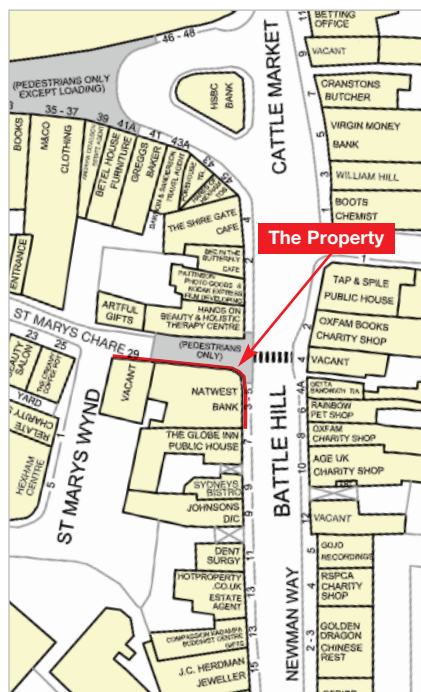


Hexham
5 Battle Hill
& 29 St Mary's Chare
Northumberland
NE46 1NL

- **Town Centre Freehold Listed Bank Investment and Vacant Upper Parts**
 - Bank let to The Royal Bank of Scotland plc on a lease expiring in 2026 without breaks
 - Bank Rent Review in 2020 to a minimum of £32,518.75 pa
 - Popular Northumberland town
 - 283.15 sq m (3,048 sq ft) upper floors with planning permission for conversion to five flats (2)
 - VAT is not applicable
 - Total Current Rents Reserved
- £30,250 pa**

On the Instructions of
threadneedle.

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Hexham, with a population of 11,000, is an attractive and prosperous town located on the A69, some 20 miles west of Newcastle upon Tyne. The A69 provides direct access to Newcastle and the A1 to the east and M6 to the west.

The property is situated in a prominent position at the corner of Battle Hill and St Mary's Chase in the town centre.

Occupiers close by include Boots the Chemist, HSBC, Lloyds and Beales Department Store.

Description

This Grade II Listed property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with basement storage. The remainder of the ground and the upper floors provide former offices which are accessed from St Mary's Chare and benefit from residential planning consent.

VAT

VAT is not applicable to this lot.

Planning (2)

The upper floors have planning and listed building consent for Change of Use to 1 x three bedroom and 4 x 2 bedroom flats.

(Ref Nos: 12/255/FUL and 12/256/LBC).

For further information: www.northumberland.gov.uk

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Range from EPC Rating 63-75 Band C (Copies available on website).

Viewings

Please email viewings@allsop.co.uk before 12 noon on Wednesday 25th June if you would like details of the single block viewing. Photo ID will be required on the day. In the subject box of your email, please ensure that you enter **Lot 31 Hexham**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank	The Royal Bank of Scotland plc (1)	Gross Frontage	11.56 m	(37' 11")	Term of years from 09.06.2005 to 23.06.2026	£30,250 p.a.	Rent Review in 2020 to a minimum of £32,518.75 p.a.
		Net Frontage	5.55 m	(18' 2")	Rent review in 2020 to a minimum 7.5% increase		
		Shop Depth	10.90 m	(35' 9")	FR & I		
		Built Depth	25.95 m	(85' 2")	Service Charge cap		
		Basement	52.25 sq m	(562 sq ft)			
Part Ground, First & Second	Vacant	Part Ground Floor	38.15 sq m	(410 sq ft)			
		First Floor	133.70 sq m	(1,439 sq ft)			
		Second Floor	111.30 sq m	(1,197 sq ft)			
		(2) Sub Total	283.15 sq m	(3,046 sq ft)			

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers.
Website Address: www.rbs.com

Total £30,250 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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