



## Retail in NE46

St. Lukes Road, Hexham,  
Northumberland, NE46 2BB

**£175,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ 3 Bedroom Maisonette and Tenanted Commercial
- ✓ Excellent Investment Opportunity
- ✓ Circa Potential Yearly Income of £20,000
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

To Be Sold Via Online Auction, Fees Apply.

RETAIL/RESIDENTIAL FOR SALE.

A rare and exciting investment opportunity to acquire this fully renovated mixed-use property, comprising a ground floor commercial unit and a spacious three-bedroom, two-storey maisonette above.

The commercial unit has operated as a successful serviced laundry and dry cleaning business for circa 15 years generating a reliable rental income per calendar month. The entire commercial aspect has been recently upgraded to a high standard, ensuring both modern presentation and peace of mind.

The well-proportioned maisonette is offered with vacant possession, presenting an excellent opportunity for owner-occupation or additional rental income. Accessed via ground level with parking, the accommodation briefly comprises a generous entrance hall, a large kitchen diner ideal for modern living, and a bright and spacious living room. To the first floor, there are three good-sized bedrooms and a family bathroom as well as ample storage throughout. Additionally, there is also a lock up garage with the premises at the rear. The property also has stunning views overlooking beautiful surrounding countryside.

Further benefits include recent capital improvements such as a new roof, new windows, and a new boiler, reducing immediate maintenance costs for any prospective purchaser.

Externally, the property offers convenient parking.

With a potential combined rental income of approximately £1,600 per calendar month, this property represents an ideal purchase for investors seeking a strong, ready-made return, or those looking for a mixed-use opportunity with future growth potential.

Hexham is a highly sought-after market town, rich in character and surrounded by beautiful Northumberland countryside, offering a perfect balance of charm and convenience. The area boasts excellent local amenities including independent shops, cafés, well-regarded schools, and superb transport links, making it ideal for both families and professionals alike.

Early viewing is highly recommended to fully appreciate what this versatile property has to offer.

Price: Starting Bid £175,000

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 1625 Square Feet

External Size: 1625 Square Feet

Parking: Allocated

Heating: Gas

## Location

Hexham is a highly sought-after market town, rich in character and surrounded by beautiful Northumberland countryside, offering a perfect balance of charm and convenience. The area boasts excellent local amenities including independent shops, cafés, well-regarded schools, and superb transport links, making it ideal for both families and professionals alike.

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## Tenure

Freehold. Title number ND61498.

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## EPC

12 St Lukes Road (commercial)- Available upon request (rating A).

12A St Lukes Road(residential)-Available upon request (rating C).

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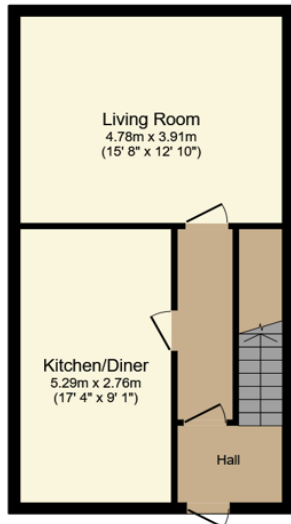
## Rateable Value

The current rateable value for the commercial is £6,000 (1st April 2026 to present). Sourced from VOA. The maisonette is registered under council tax Band A.

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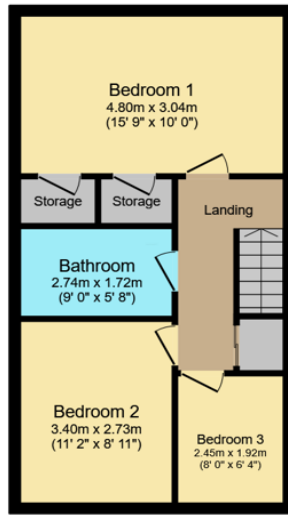
## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via email on [commercial.ne@pattinson.co.uk](mailto:commercial.ne@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial Department, please contact us to arrange an internal inspection, or to register your interest.



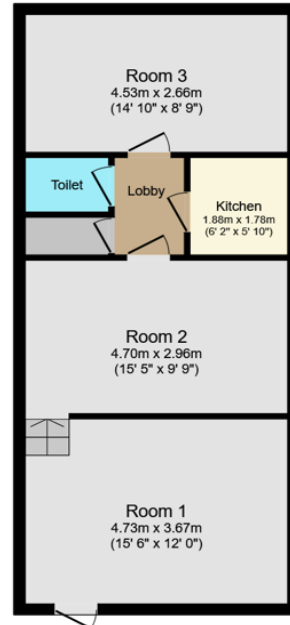
**First Floor**

Floor area 44.9 sq.m. (483 sq.ft.)



**Second Floor**

Floor area 44.9 sq.m. (483 sq.ft.)



**Annex**

Floor area 54.3 sq.m. (585 sq.ft.)

**Total floor area: 144.1 sq.m. (1,551 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

St. Lukes Road, Hexham, Northumberland, NE46 2BB

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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