



15-17 MARKET PLACE, CORBRIDGE

COMMERCIAL AND RESIDENTIAL INVESTMENT/DEVELOPMENT OPPORTUNITY



15-17 MARKET PLACE

Corbridge, Northumberland NE45 5AW

Prominently located within the heart of Corbridge's market place, this attractive mixed-use property comprises a combination of retail, office and residential accommodation, together with a development opportunity, offering both immediate income and future asset management potential.

- Shops and First Floor Offices
- Residential Accommodation
- Popular and Affluent Village Location
- Prime Market Place Position
- Opportunity for Income Generation and Value Enhancement

OFFERS IN THE REGION OF £1.25 MILLION

The property is available for sale Freehold.



KEY CONTACT

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Senior Associate Director

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Vacant Shop



First Floor Flat

DESCRIPTION

The subject property comprises a part-rendered, mid-terraced building of traditional stone construction beneath a pitched slate roof, with extensions to the rear. A central ginnel provides access through to a rear courtyard. The property is arranged to provide a number of retail, office and residential elements as follows:

15 Market Place – Ground Floor Retail (Let to Finest Properties)

Comprising a ground floor retail unit with ancillary office accommodation above. The unit benefits from a single glazed timber framed shop front with recessed entrance. Internally, the accommodation has been refurbished to a good standard and provides a front retail area with offices to the rear, together with a kitchen, WC with wash hand basin and rear lobby at ground floor level, and a first floor office.

17 Market Place – Ground Floor Retail (Vacant)

A ground floor retail unit with single glazed timber framed shop front. The accommodation is arranged as an open plan sales area with laminate flooring, plastered walls and ceilings, and surface mounted lighting. A small WC with wash hand basin is located to the rear.

17 Market Place – First & Second Floor Offices (Let to Finest Properties)

Self-contained office accommodation accessed from the rear courtyard, arranged over first and second floors. The space has been refurbished to a good standard.

First Floor Flat (Vacant)

Accessed from the courtyard, the flat comprises a master bedroom with en-suite shower room, second double bedroom, bathroom, lounge and kitchen/diner. The property benefits from gas fired central heating and is presented in good order, with views over the market place.

Three Bedroom Semi-Detached Cottage (Vacant)

A two-storey, stone-built cottage beneath a pitched slate roof. The accommodation comprises hallway, living room and kitchen/diner at ground floor level, with three bedrooms and a bathroom to the first floor. The property benefits from gas fired central heating, a fitted kitchen with integral appliances, and a lounge with direct access to a small terrace. The cottage is currently vacant and presented in good condition.

Partially Constructed Detached Dwelling

A partially constructed three-storey detached dwelling situated on a sloping site with views towards the river. Constructed of blockwork beneath a flat roof, the property has double glazed aluminium framed windows and doors installed. The accommodation is

arranged over lower ground, ground and first floors. Approved plans indicate a ground floor dining kitchen opening onto a patio, with utility/WC; a first floor lounge with balcony, WC and storage; and upper floor bedrooms including a principal bedroom with walk-in wardrobe and en-suite. Internal partitioning to the upper floor has been completed, together with first fix electrical installation.

Vehicular access is provided via a passage between the retail units, leading beneath the flat into a rear courtyard, which provides bin storage and circulation space.

ACCOMODATION

15 Market Place – Shop/office (Occupied by Finest Properties)

Net Internal Areas: 107.16 sq m (1154 sq ft)

17 Market Place - Ground floor shop (Vacant)

Net Internal Area: 61.64 sq m (663 sq ft)

16a Market Place - Office (Occupied by Finest Properties)

Net Internal Area: 58.27 sq m (628 sq ft)

16 Market Place - Residential Flat (Vacant)

Net Internal Area: 99.48 sqm (1071 sqft)

The flat accomodation is arranged as follows:

Entrance Hallway and stairs leading to:

- Lounge
- Kitchen with dining area
- Bathroom
- Double Bedroom with bath, shower cubicle wc and wash hand basin.
- Double bedroom with ensuite shower room

Three Bedroom Semi-detached Cottage (Vacant)

Gross internal area of 92.91 sq m (1,000 sq ft)

The cottage accommodation is arranged as follows:

Ground floor

- Hallway leading to:
- Living room
- Kitchen/dining room with fitted kitchen and integral fittings
- W.C. with wash handbasin





Cottage



First floor

Hallway leading to:

- Double bedroom
- Single bedroom
- Double bedroom
- Bathroom with bath, shower cubicle, w.c. and wash handbasin

Partially Constructed Detached Dwelling

We have calculated the gross internal area of the building to be 117.27 sq m (1,262 sq ft) Whilst the property is still in a shell condition, we understand from our inspection and the plans available on the planning portal that the building was to be arranged to provide a two bedroom property with panoramic windows providing views over the river Tyne and surrounding countryside.

TENANCIES

We understand there are no formal written tenancy agreements in place and have been advised of the following:

- 15 Market Place is let to Finest Properties and that they have been in occupation since December 2021 at a rent of £1,500 per calendar month
- We understand 16a Market Place (offices) have been let to Finest Properties since February 2013 at a rent of £600 per calendar month.
- All other parts of the property are offered with vacant possession.

The occupying business is unaffected by the sale of the property.

RATEABLE VALUE/COUNCIL TAX

15 Market Place, Corbridge

Description: Shop & Premises

Rateable Value: £17,750

17 Market Place, Corbridge

Description: Shop & Premises

Rateable Value: £16,000

16a Market Place, Corbridge

Description: Offices and Premises

Rateable Value: £5,300

15 Market Place, Corbridge

Description: Residential Flat

Council Tax Band: D

Cottage to the Rear

Description: Residential Flat

Council Tax Band: D

Note: The Council Tax Listings are not definitive and are subject to further clarification. All figures quoted above are exclusive of VAT where chargeable.



ENERGY PERFORMANCE CERTIFICATE

- 15 Market Place C55
- 17 Market Place C58
- 16a Market Place D88
- 16 Market Place D60
- 17a Market Place C71

A copy of the EPC is available on request.

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. 0345 600 640.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

For further information or viewing arrangements, please contact the joint selling agents:

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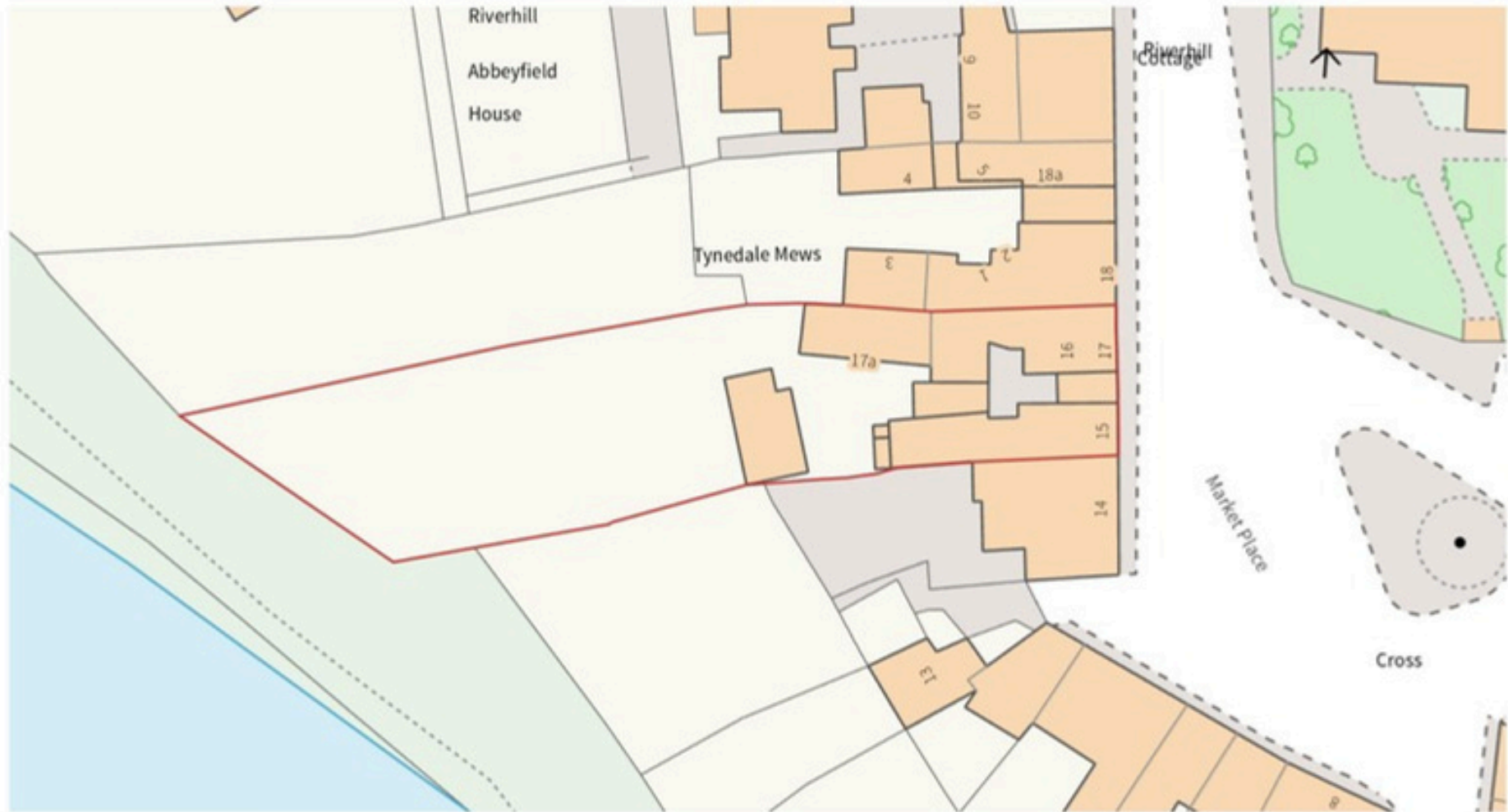




Partially Constructed House



View from the Courtyard



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