



### Retail in NE44

Riding View, Riding Mill, Northumberland,  
NE44 6HG


**£200,000** Starting Bid

Off Street parking

### Property features

- ✓ Mixed Use Property
- ✓ Newsagents
- ✓ Two bedroom flat
- ✓ Situated Riding Mill
- ✓ Rear yard



## Key Information

 Heating supply: Gas

## Arrange a viewing

Lucy Sage  
Branch Manager  
Hexham

0191 737 1154  
commercial@pattinson.co.uk

-  Flexible viewing slots
-  Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

We are excited to present this charming newsagents, accompanied by an upper flat, located in the picturesque village of Riding Mill. The property features an inviting entrance porch that leads into the shop area, which is divided into several sections to optimize layout and customer flow. Additionally, there is a spacious storeroom, access to the basement, a convenient WC, and a well-equipped washroom.

As you ascend to the upper flat, you'll find a comfortable lounge area, a modern bathroom, and a fully functional kitchen. The upper flat also includes two cosy bedrooms, perfect for relaxation and rest.

Outside, the property boasts a rear yard that is accessible via a roller shutter door, providing easy access for vehicle entry. This unique combination of business and living space offers a fantastic opportunity in a desirable location.

Price: Starting Bid £200,000

Property Type: Retail

Business Type: Newsagents

Parking: Off Street

Heating: Gas

## Location

Located in the picturesque village of Riding Mill.



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## Rateable Value

The rateable value is £4,100 as of 1st of April 2026.

Sourced from VOA.

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## EPC

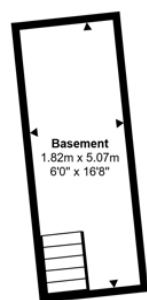
We currently await a copy of the energy performance certificate.

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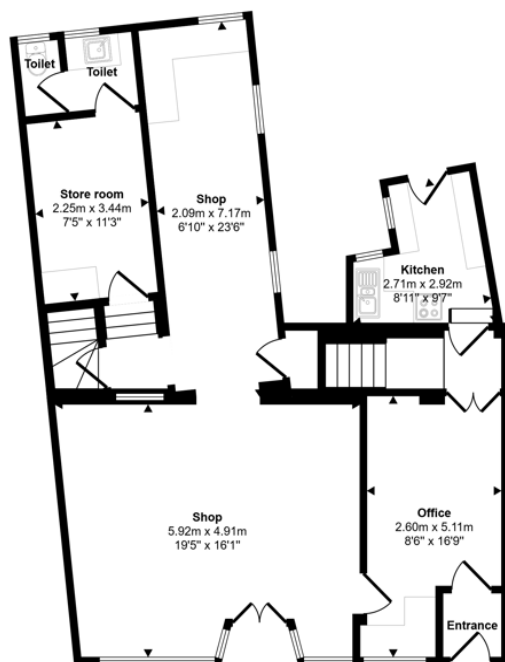
## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail 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.

Approx Gross Internal Area  
172 sq m / 1854 sq ft



Basement  
Approx 9 sq m / 99 sq ft



Ground Floor  
Approx 84 sq m / 903 sq ft



First Floor  
Approx 79 sq m / 852 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Riding View, Riding Mill, Northumberland, NE44 6HG

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

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hexham@pattinson.co.uk, www.pattinson.co.uk**

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