



Attractive Self-Contained Retail Unit

4,756 Sq Ft (441.84 Sq M)

- Prime location in the centre of Hexham.
- Close to the junction with Fore Street.
- Thriving Northumberland Market Town.
- Attractive exterior façade.
- New lease direct from the landlords.

For further information please contact:

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TO LET

4, Priestpopple, Hexham, Northumberland,
 NE46 1PE

Location

Hexham is a busy market town in the heart of Northumberland on the south bank of the River Tyne. It is just under 25 miles west of Newcastle off the A69. The Town benefits from good road, rail and bus links including a train station linking Newcastle and Carlisle to the West.

Fore Street is the main retail pitch in Hexham with nearby retailers including Yorkshire Trading Company, Waterstones, WH Smith, Superdrug, Boots and Mountain Warehouse.

The unit is next to Lloyds Bank with HSBC nearby.

Description

Former Bank premises with w.c staff and storage areas. The unit is readily adaptable for a variety of other retail units by removal of the counter and meeting rooms. The unit also has:

- Suspended ceilings with integral light fittings
- Carpeting
- Interview rooms
- W.cs and storage (plus vaults)
- Attractive period façade
- Cassette air conditioning units in part

Accommodation

| | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Second Floor | 546 | 50.72 |
| First Floor | 950 | 88.26 |
| Mezzanine | 625 | 58.06 |
| Ground Floor | 1,639 | 152.27 |
| Lower Ground | 585 | 54.35 |
| Basement | 411 | 38.18 |
| Total | 4,756 | 441.84 |

Rent

£35,000 per annum.

Building Insurance

Awaited.

EPC

The property has a rating of E(102).

Rateable Value

According to the VOA website the property has an Rateable Value of £37,000 giving rates payable of £18,463.

Legal Costs

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

VAT

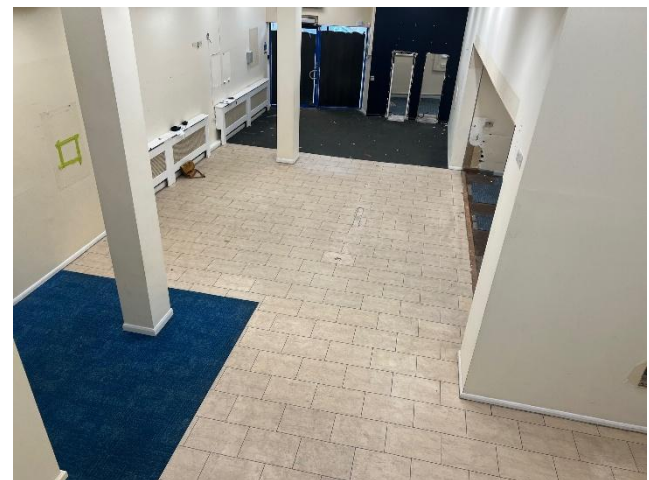
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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