



Office Suites

537 – 2,352 ft²

(49.85 – 218.34 m²)

- Town Centre Offices in Hexham off Priestpople/Fore Street
- Flexible lease terms available
- Common parts to be upgraded
- Competitive terms
- In good condition but additional works can be carried out subject to terms

For further information please contact:

Chris Pearson

E: chrisp@naylorsgavinblack.co.uk

DD: 07834328678

Ellie Combe

E: ellie.combe@naylorsgavinblack.co.uk

DD: 07544655575

Second Floor

One Strawberry Lane

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

Location

The available offices are located on Cattle Market on the north side of Priestpopple above Virgin Money. The premises are therefore in the heart of Hexham Town Centre opposite the main retail core on Fore Street.

Hexham is a busy market town in Northumberland with the premises therefore benefitting from all the town centre amenities with good transport links with the rail station and bus routes all located within immediate walking distance.

Description

Self-contained office suites are available in the premises in a good decorative state of repair. The premises have the benefit of lighting, decorations, carpeting and kitchen/WC facilities. The landlords are refurbishing the staircase and common parts.

Specsavers have recently acquired the ground floor unit at the property which has been fitted out to a high standard as shown in the photographs.

Accommodation

The property comprises the following:

	M ²	Ft ²
Office 3 (Second Floor)	58.72	632
Office 2 (First Floor)	109.9	1,183
Office 1 (Front First Floor)	49.85	537
Total	218.47	2,352

Lease Terms

The premises are available on flexible lease terms by arrangement.

Quoting Rent

The quoting rent is £10psf exclusive of VAT, service charge and building insurance.

Service Charge

There is a service charge payable for the offices based on a fixed rate of £3 psf, rising annually in line with the Retail Price Index.

Utilities

Utilities are charged separately and the tenant will be responsible for their own broadband facilities.

Business Rates

The premises are currently assessed as follows for rating purposes:

	RV
Second Floor	£5,500
First Floor Front	£5,300
First Floor Rear	£10,000

EPC

Second Floor	C67
First Floor	D92

Legal Costs

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

Money Laundering

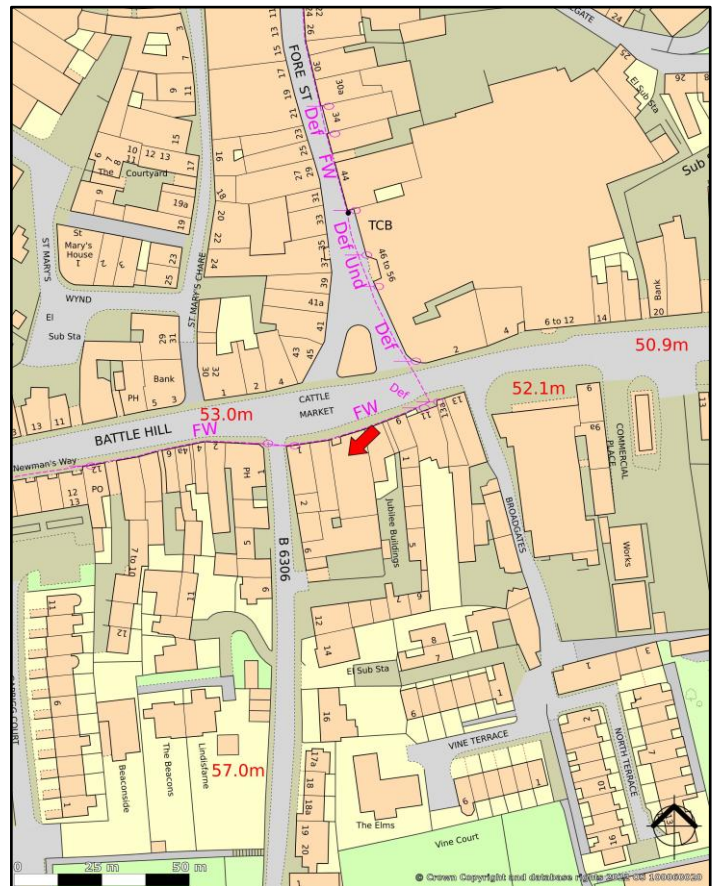
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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 Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

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



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order