



**THE BODYWORK CENTRE,
4 EASTGATE, HEXHAM,
NORTHUMBERLAND, NE46 1BH**

- **Therapy rooms to let**
- **Established therapy centre**
- **Central location in market town**
- **Flexible terms available**
- **Suitable for beauty therapists, holistic therapists, counsellors and health practitioners**

To Let

LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre around 23 miles to the east.

The town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre.

The property is located on Eastgate, close to its junction with Battle Hill and opposite the popular Fore Street. There is on street car parking nearby.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

THE PROPERTY

The property comprises a three storey building of rendered brick and stone construction under a slate covered pitched roof.

Internally, there is a reception area leading to a number of treatment rooms, shared kitchen and toilet facilities and a larger studio for exercise classes and group sessions/workshops.

The Centre is home to a range of occupiers providing complementary therapies. A small selection of rooms is currently available for similar uses.

LICENCE TERMS

The available space is available on a flexible basis to include the following:

- Rent
- Business rates
- Utilities – electricity, lighting and heating
- Building insurance
- Maintenance and repair
- Provision of kitchen and toilet facilities
- Cleaning

The Centre is currently open Monday to Thursday 9.00am to 6.00pm. Reception cover is available from 10.00am to 2.00pm Monday to Thursday. Wider use times may be available by arrangement.



Studio

CURRENT AVAILABILITY AND LICENCE FEES

For current availability and prices please contact YoungsRPS.

The premises are not registered for VAT and, therefore, VAT is not payable on the licence fee.

VIEWINGS

Strictly by appointment with sole agents YoungsRPS (reference Michael Blake or Paul Fairlamb)

Tel: (0191) 8146802 or 07718523037

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF
Tel: (0345) 6006400

All figures quoted above are exclusive of VAT where chargeable.

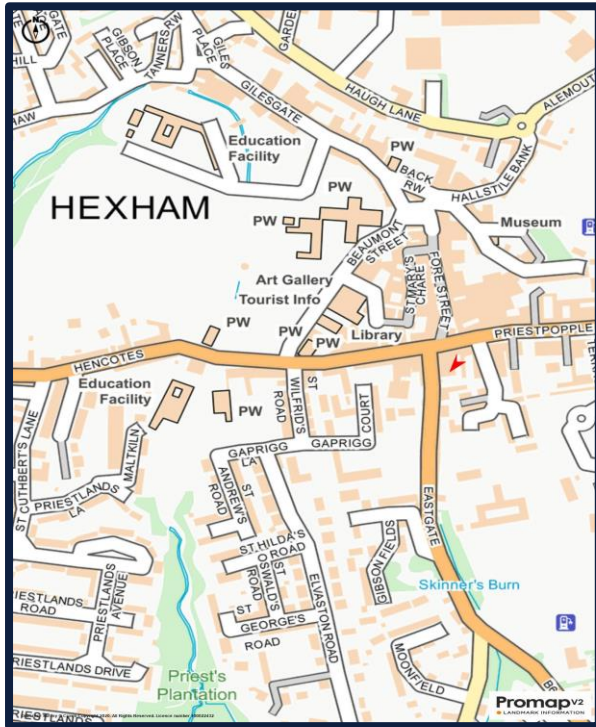
ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC Rating of E-108.

A copy of this certificate and recommendation report is available upon request.



Studio



Street Plan

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Particulars amended March 2022.

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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