



**28 FORE STREET, HEXHAM,  
NORTHUMBERLAND, NE46 1LZ**

- **Prominent town centre location**
- **Ground floor retail**
- **Upper floors may also be available by separate negotiation**
- **Rent £27,000 per annum**

**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, 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre 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 well positioned on the prime retail street within the town centre, with nearby occupiers including Boots, Iceland, Greggs, Costa, Mountain Warehouse and Sea Salt.

**Tel: 0191 2610300**

**[www.youngsrps.com](http://www.youngsrps.com)**

## DESCRIPTION

The shop benefits from a traditional single glazed timber framed shop front and fascia.

Internally the property is undergoing refurbishment, and will comprise a single open plan retail area with carpeted floor, plastered walls and suspended ceiling with integral lighting. To the rear is a store room/staff room and a w.c. The shop also benefits from air conditioning.

There is a yard to the rear of the property, with parking for at least two vehicles.

The upper floors are separately accessed from the front. This space may be available to let by separate negotiation and may, with some alteration, also be able to be accessed directly from the ground floor shop.

## ACCOMMODATION

We have measured the property as providing the following net internal areas:

### Shop

Retail area	60.29 sq m	(649 sq ft)
Store room	7.51 sq m	(81 sq ft)
<b>Total</b>	<b>67.80 sq m</b>	<b>(730 sq ft)</b>

We have not inspected the upper floors, but understand they provide the following net internal areas:



Ground floor interior

First Floor	97.00 sq m	(1,044 sq ft)
Second Floor	71.00 sq m	(765 sq ft)

**Total 171.00 sq m 1840 sq ft)**

## USE

The ground floor shop has most recently been used as a travel agency and we envisage it being suitable for general retail use or professional services, subject to all necessary consents including planning consent being obtained.

The first floor has also most recently been in retail use.

## TENURE

The property is available to let by way of a new effectively fully repairing and insuring lease for a term of years to be agreed.

## RENT

The ground floor shop is available at a rent of £27,000 per annum, exclusive of business rates and payable quarterly in advance.

The upper floors are available at a rent of £9,000 per annum, subject to the landlord obtaining vacant possession.

The property is registered for VAT and therefore VAT will be payable on the rent.

## RATEABLE VALUE

We understand the property is entered into the 2023 Rating list as follows:

### Ground floor

Shop & premises - Rateable value £20,250

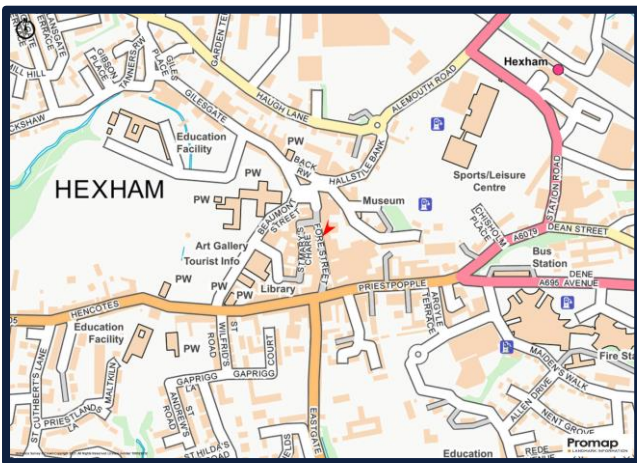
### Upper floors

Salon & premises- Rateable value £13,000

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.



Ground floor interior



Location map

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING

Strictly by appointment with YoungsRPS

## LOCAL AUTHORITY

Northumberland County Council, County Hall,  
Morpeth, Northumberland, NE61 2EF. Telephone  
0845 600 400.

## ENERGY PERFORMANCE CERTIFICATE

The ground floor shop has an EPC rating of D-92.  
The upper floors have an EPC rating of E-108.

Copies of the Energy Performance Certificates and  
Recommendation Reports are available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The code of Practice for Commercial Leases in  
England and Wales recommends parties intending  
to enter into a lease 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](http://www.commercialleasecodeew.co.uk)

## Particulars amended March 2023

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

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