



THE ROYAL, 22-24 PRIESTPOPPLE, HEXHAM, NORTHUMBERLAND, NE46 1PQ

- **Prominent town centre location**
- **Ground and First Floor suitable for use as a bar/restaurant**
- **Grade II Listed**
- **Rent £25,000 per annum**

Restaurant/Bar 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 also lies within the Hexham conservation area.

The property is well positioned in Hexham town centre, holding a prominent position on Priestpopple, which is the main vehicular route through the town.

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Nearby occupiers include, Halifax, Barclays Bank and a number of hot food takeaways, bars, restaurants and estate agencies.

DESCRIPTION

The property comprises part of the ground and first floors of the former Royal Hotel, which is a three-storey mid-terraced building of brick construction under a slate covered pitched roof.

The building is Grade II Listed and dates from the early 19th Century. The property has undergone extensive development over recent years, to create apartments within part of the building.

The last remaining unit is the bar and restaurant premises which is spread over ground and first floors. It has undergone extensive refurbishment and benefits from an impressive staircase and original fireplaces. There is also a timber double glazed retractable frontage with retractable canopy

It is envisaged that the new tenant will be responsible for final fittings, including the fitting of the commercial kitchen and bar.

TENURE

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



Interior photograph

ACCOMMODATION

We have measured the property from plans provided by the freeholder as providing the following gross internal areas:

Ground floor	114.74 sq m	(1,235 sq ft)
First floor	105.65 sq m	(1,137 sq ft)
Total	220.39 sq m	(2,372 sq ft)

An additional space on the ground floor may be available by separate negotiation.

USE

Planning consent was granted in May 2019 for a number of alterations to the property, including use of part of the property as a restaurant. Interested parties should confirm with the Local Planning Authority and ensure that all necessary consents, including planning consent, are in place for their proposed use.

We understand there is currently a premises licence for the property, further details are available on request.

The property may also be suitable for other uses, subject to all necessary consents including planning consent, being obtained.

RATEABLE VALUE

The property will need to be reassessed for business rates on completion of the development.



Interior photograph

RENT

£25,000 per annum exclusive of business rates and payable quarterly in advance.

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

VIEWING

Strictly by appointment by sole agents YoungsRPS.

Contact Paul Fairlamb on 0191 261 0300.

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

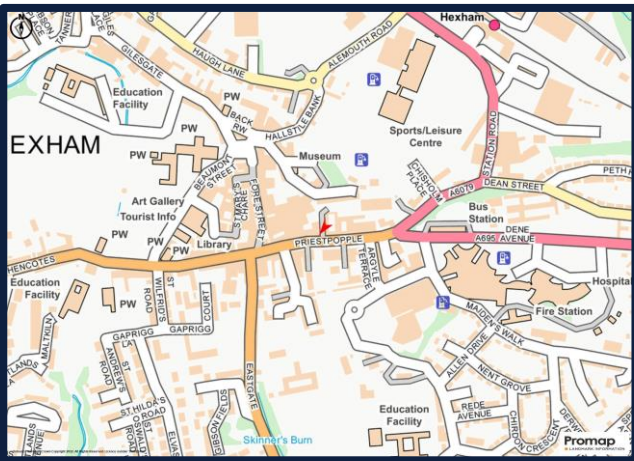
ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC rating of D-88. The property will need to be reassessed on completion of the works.

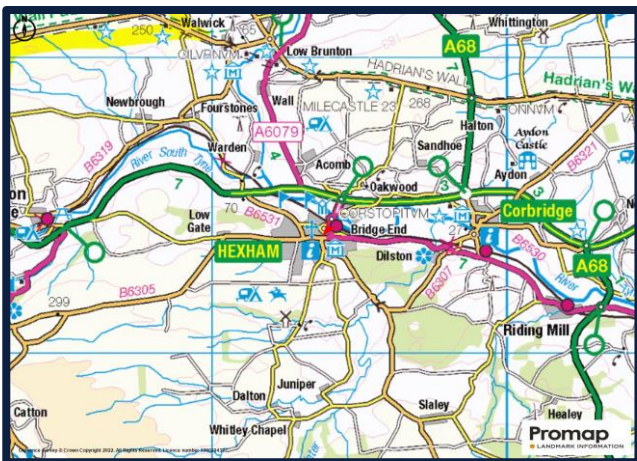
CODE OF PRACTICE FOR COMMERCIAL LEASES

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 August 2023



Street map



Location map

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

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