



26 HALLGATE, HEXHAM, NORTHUMBERLAND, NE46 1XD

- **Two-storey office**
- **Popular town centre location**
- **Close to public car park**
- **Rent £10,700 per annum**

Office 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 Hallgate, which is a popular route for pedestrians from the Wentworth Car Park to the town centre.

Tel: 0191 2610300

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Other occupiers in the vicinity range from office uses, therapy practitioners and artists.

DESCRIPTION

The property comprises a two-storey end-terraced building of brick construction under a pitched slate covered roof dating from the early 1800's.

The property is self contained and comprises three offices to the ground floor and a further two offices and w.c.'s to the first floor. The space is well presented, with plastered walls and ceilings, surface mounted lighting and carpeted floors. There is a gas fired central heating system to radiators.

The property is Grade II Listed and is situated within a Conservation Area.

ACCOMMODATION

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

Ground floor

Office 1	17.11 sq m	(184 sq ft)
Office 2	16.38 sq m	(176 sq ft)
Office 3	16.73 sq m	(180 sq ft)

First floor

Office 4	20.06 sq m	(216 sq ft)
Office 5	10.11 sq m	(109 sq ft)
Store	1.72 sq m	(19 sq ft)

Total **82.11 sq m** **(884 sq ft)**



Office interior

USE

The property has been most recently used for office purposes, however it may be suitable for other purposes, such as for use by therapists, subject to all necessary consents including planning consent being obtained.

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed, subject to vacant possession being obtained.

The lease is to be contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954.

RENT

£10,700 per annum exclusive of business rates and payable quarterly in advance.

RATEABLE VALUE

The property is assessed for business rates as follows:

Description:	Offices & Premises
Rateable Value:	£5,100

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable. It is envisaged that most occupiers will benefit from small business rates relief where this is their only commercial property.



Office interior

VIEWING

Strictly by appointment by sole agents YoungsRPS
Contact Paul Fairlamb.

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 property has an EPC rating of D-93.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

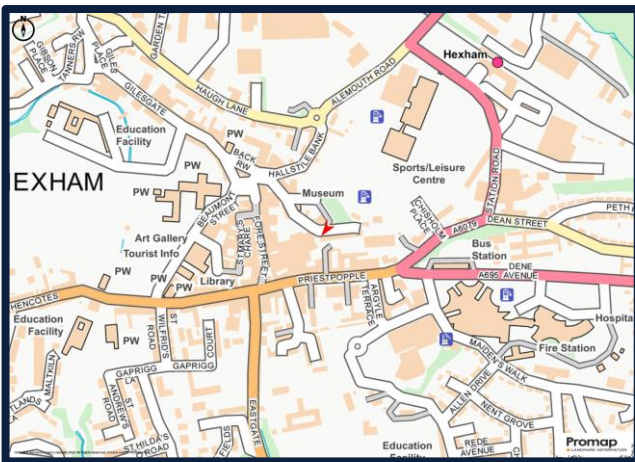
The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Photos were taken October 2022. The internal appearance may have altered.

Particulars prepared April 2024



Office interior



Location plan

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

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