



## 19-21 BATTLE HILL, HEXHAM, NORTHUMBERLAND, NE46 1BA

- Available as a whole or in part
- Ground, first and second floors
- Suitable for a variety of uses
- Rent only £23,000 per annum

## Shop To Let (May Split)

### 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 lies within the Hexham conservation area.

The property is located on Battle Hill, close to its junction with Beaumont Street. Battle Hill forms part of the main vehicular route through Hexham town centre. Fore Street is located approximately 50 yards to the east.

**Tel: 0191 2610300**

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Other occupiers in the vicinity include Oxfam and several independent traders. Also present nearby are Lloyds Bank, Greggs, Boots and Costa.

## DESCRIPTION

The property comprises ground, first and second floors within a three-storey end-terraced building of brick and stone construction under a slate covered pitched roof. The retail frontages are of single glazed timber frame construction. Heating is provided by wall mounted electric heaters.

Internally the property is presented in good condition with suspended ceilings, integral lighting, plastered walls and intruder/fire alarm systems. Most recently the property has been let to a single tenant. The ground and first floors were occupied as retail space with the second floor used for storage.

The property is Grade II Listed and lies within Hexham Conservation Area.

## ACCOMMODATION

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

Ground floor	98.11 sq m (1056 sq ft)
First floor	77.50 sq m (834 sq ft)
Second floor	81.99 sq m (883 sq ft)

**TOTAL 257.60 sq m (2773 sq ft)**



Interior photograph

## USE

The property is suitable for retail use. It may also be suitable for other uses, subject to 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.

## RENT

The property is available to let as a whole at a rent of £23,000 per annum exclusive of business rates and payable quarterly in advance.

The property is not registered for VAT and therefore VAT will not be payable on the rent.

## RATEABLE VALUE

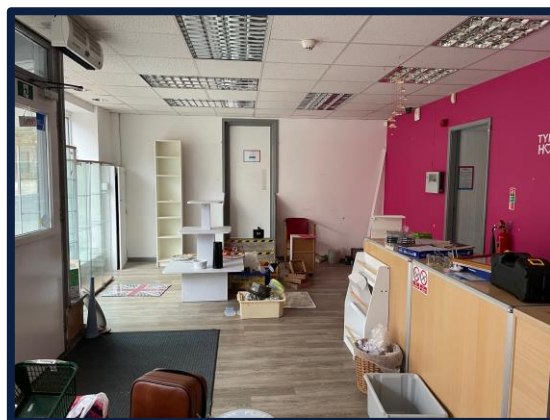
The property is entered into the 2023 Rating List with a rateable value of £18,750.

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable. If the property is split into two shops, a new rating assessment will be required.

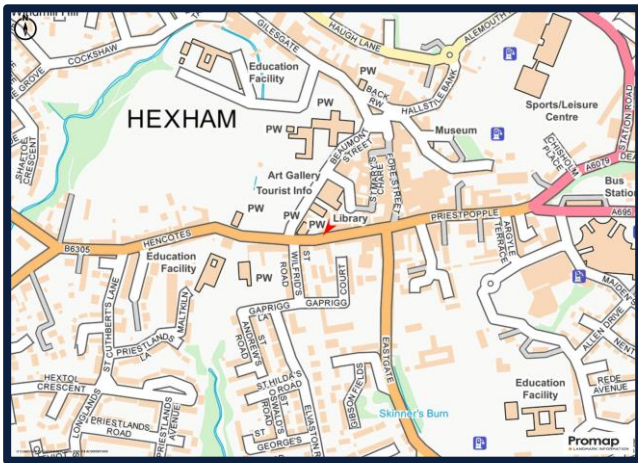
## VIEWING

Strictly by appointment by sole agents YoungsRPS

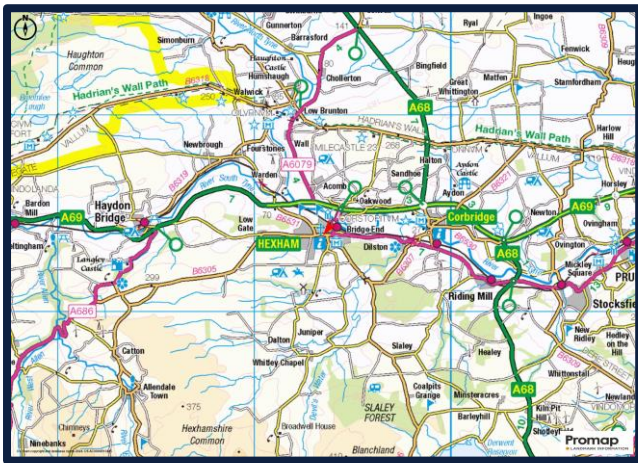
Contact Paul Fairlamb or Cameron English on 0191 261 0300.



Interior photograph



Street map



Location plan

## 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-82.

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.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

**Particulars prepared June 2024**

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

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