

# TO LET

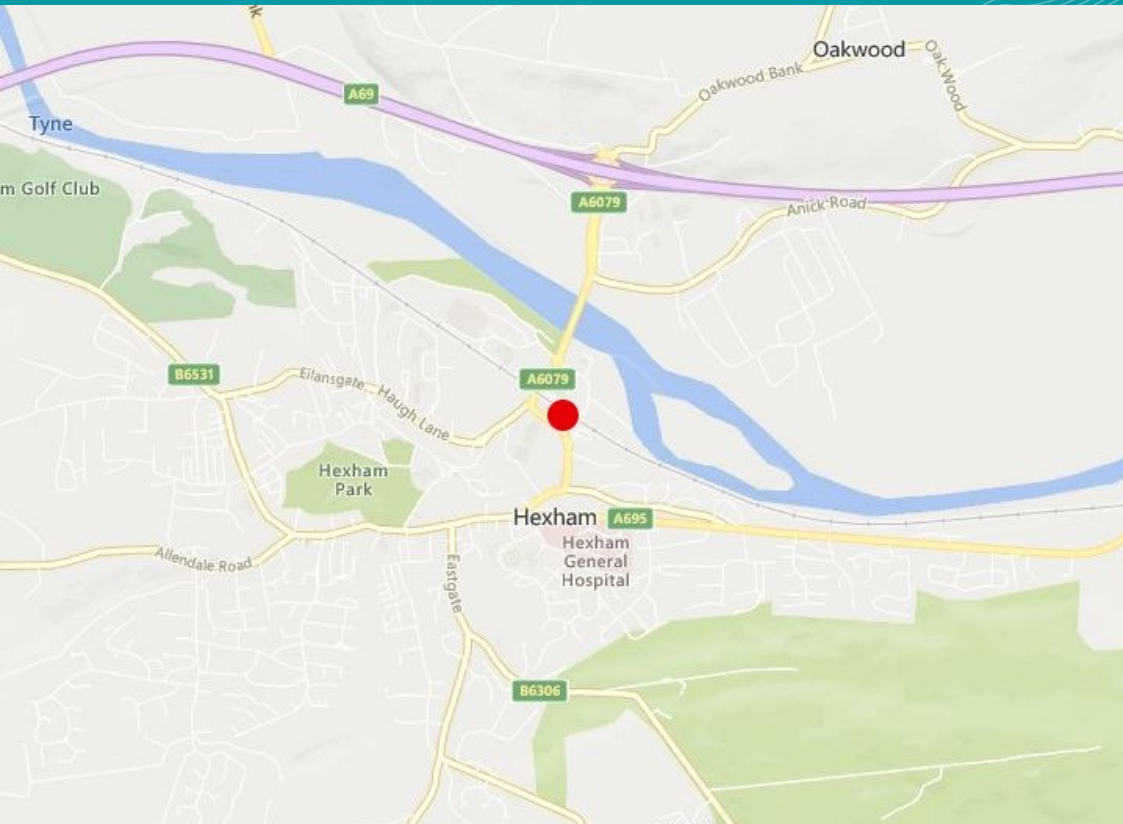
- ✓ Catering/Retail opportunity
- ✓ Located on the west bound platform
- ✓ Situated close to main station entrance
- ✓ Approximately 950 passenger movements daily (Pre-COVID)



Hexham Station, Station Road, Hexham NE46 1EU

Commercial Opportunity

65 Sq Ft  
(6 Sq M)



## DESCRIPTION

On behalf of Northern, an opportunity exists for a retail/catering kiosk located on the west bound platform in close proximity to the main station entrance / ticket office / car park.

The tenant is responsible for all utility charges.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Kiosk	65	6

## SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

## INSURANCE

The insurance rent will be the equivalent of 2.5% of the annual rent.

## LOCATION

Hexham Station is located on the Tyne Valley Line which runs between Newcastle and Carlisle and in close proximity to the town centre.

Hexham is a historic market town and a popular tourist destination.

## RENT

The Landlord is seeking a rental offer based on a % of turnover subject to a minimum guaranteed rent.

## BUSINESS RATES

Please consult directly with the Valuation Office Agency.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith  
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