



**HIGH STREET PROPERTY / CLASS E**  
**5 Cattle Market, Hexham NE46 1NJ**



**TO  
LET**

**Rent: £36,000 PA**  
**Ground Floor Area**  
1,905 Sq ft / 177 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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### Available by way of sub-lease or assignment

#### Location:

Hexham Town Centre is a very popular market town in Northumberland that is well connected to all the surrounding nearby towns. The A69, a major east/west trunk road provides good road links to Newcastle, Carlisle, and Haltwhistle all of which are within a 30-minute drive time. There is also excellent rail, coach, and bus services into Hexham from the surrounding major conurbations.

Hexham has a resident population of 12,000 people and a catchment of approximately 30,000. The town's Abbey and historic Market Place contribute to its appeal and the town is said to attract 2.5 million tourists a year.

The premises are located on Cattle Market which forms part of the main retail pitch in Hexham town centre. Nearby occupiers include HSBC, Lloyds, Greggs and Cranstons Butchers.

#### Accommodation:

The main dimensions and net internal areas are as follows:-

Demise:	Sq Ft	Sq M
Ground Floor	1905	177

#### Tenure:

The premises are currently held on an FRI lease expiring 24th December 2027

#### Business Rates:

The premises currently has a rateable value of £33,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

#### EPC:

Energy Performance Asset Rating - C

#### Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

#### Date Prepared:

December 2023

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