



## 33 MARKET PLACE, HEXHAM, NORTHUMBERLAND, NE46 3PB

- **Ground Floor shop and basement**
- **Prominent town centre location on Market Place**
- **Suitable for retail or financial/professional services use**
- **Rent £18,500 per annum**

## Ground Floor Shop 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, 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre 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 is well positioned within the heart of Hexham's town centre on Market Place. There is on street car parking available outside the property.

**Tel: 0191 2610300**

[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property is within a three-storey Grade II Listed building, of stone construction under a slate covered pitched roof. The subject property comprises the ground floor shop and basement. The property benefits from a traditional timber shop front, with return frontage onto Hallstile Bank.

Internally, the property comprises a main retail area to the front and an accessible w.c. To the rear are storage rooms and a small kitchen area and w.c. The retail area has a carpeted floor and suspended ceiling with integral lighting and air conditioning units. The property was previously occupied as a bookmakers, and therefore there is currently an accessible toilet within the retail area and a fixed counter which could be removed if required.

Stairs lead down from the retail area into a basement which provides useful basic storage space.

## ACCOMMODATION

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

Retail area	51.91 sq m	(558 sq ft)
Store	20.42 sq m	(220 sq ft)
Store	7.70 sq m	(83 sq ft)
Kitchen	3.02 sq m	(32 sq ft)
w.c.		
<b>TOTAL</b>	<b>83.05 sq m</b>	<b>(893 sq ft)</b>
Basement (not measured)		



Interior photographs

## USE

The property has most recently been used as a bookmakers. It is anticipated that it could be used for other professional/financial services, or for retail use, 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.

## RENT

The property is available to let at a rent of £18,500 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.

## RATEABLE VALUE

We understand the property is entered into the 2023 Rating list with a rateable value of £21,250.

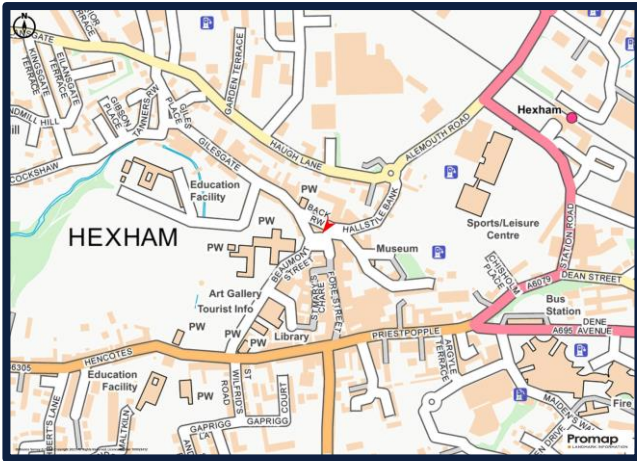
Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

## LEGAL COSTS

Each party is to bear their own legal costs.



Interior photographs



Street plan

## VIEWING

Strictly by appointment with YoungsRPS

Contact Paul Fairlamb on 0191 261 0300.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. Telephone 0845 600 400.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of B-48.

A copy of the certificate 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 a lease 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](http://www.commercialleasecodeew.co.uk)

Particulars prepared June 2023



Location plan

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

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