



## 20 GILESGATE, HEXHAM, NORTHUMBERLAND, NE46 3QD

- Ground and first floor office space
- Suitable for a variety of uses subject to planning consent if necessary
- Popular location opposite a public car park
- Rent £8,000 per annum

## Offices 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, in a mixed commercial and residential area on Giles Gate, which runs north of Market Place.

**Tel: 0191 2610300**

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

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

The property is situated adjoining a public house and opposite a public car park.

### DESCRIPTION

The property comprises ground and first floor accommodation within a two-storey building of rendered brick construction under a slate covered pitched roof. The windows are of single glazed timber frame construction.

The property comprises a ground floor office which is accessed off a shared corridor and entrance lobby. To the first floor are a further five offices and toilet facilities. It offers traditional accommodation with plastered walls and ceilings and carpeted floors and is heated by a gas fired central heating system to radiators.

### ACCOMMODATION

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

#### Ground floor

Office	28.18 sq m	(303 sq ft)
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#### First floor

Office	12.16 sq m	(131 sq ft)
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Office	18.08 sq m	(195 sq ft)
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Office	28.66 sq m	(308 sq ft)
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Office/kitchen	12.74 sq m	(137 sq ft)
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w.c's

<b>Total</b>	<b>99.82 sq m</b>	<b>(1074 sq ft)</b>
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Ground floor office

### USE

The property has most recently been used for office purposes. It may be suitable for other potential uses, subject to all necessary consents including planning consent being obtained.

### TENURE

The property is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed. There will also be a service charge to enable the landlord to recover the cost of the maintenance of the common areas.

### RENT

The property is available to let at a rent of £8,000 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

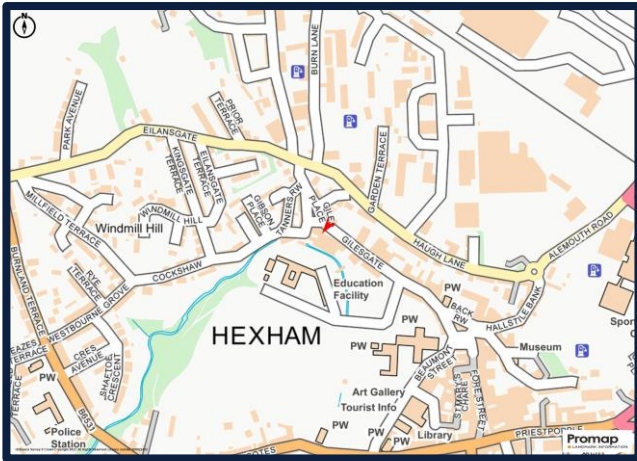
We understand the property is entered into the 2023 Rating list with a rateable value of £10,250.

We anticipate that potential occupiers are likely to benefit from small business rates relief and that therefore no business rates will be payable.

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



Typical first floor office



Street map

## LEGAL COSTS

Each party is to bear their own legal costs.

## 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

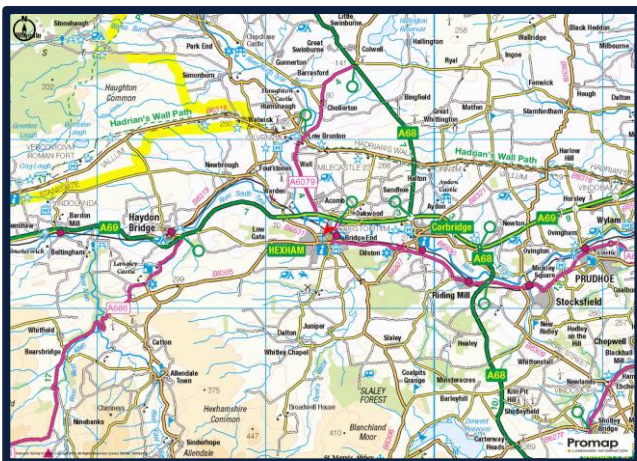
The property has an EPC rating of D-94.

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 July 2023



Location map

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

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