



## 26 FORE STREET, HEXHAM, NORTHUMBERLAND, NE46 1LZ

- **Small ground floor retail unit**
- **Available to let (May sell)**
- **Prominent position on Fore Street opposite Boots & Mountain Warehouse**
- **Potential small business rates relief**
- **Rent £9,750 per annum**

## 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 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 well positioned in Hexham, lying on Fore Street, which is the traditional main retail core of the town centre.

**Tel: 0191 2610300**

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

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

The street is pedestrianized and other occupiers in the immediate vicinity include, Boots the Chemist, Mountain Warehouse, Specsavers, WH Smith, Hays Travel, Card Factory and Costa.

### DESCRIPTION

The property comprises a ground floor shop within a three-storey building of stone and brick construction. There is a single storey offshot to the rear. To the front is a single glazed timber framed shop front.

Internally the property provides a retail area to the front with storage areas and w.c. to the rear. The retail area benefits from a suspended ceiling with integral lighting, slat walling and glass counter.

There is a small enclosed yard to the rear.

### ACCOMMODATION

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

#### Ground Floor

|              |                   |                    |
|--------------|-------------------|--------------------|
| Retail area  | 20.12 sq m        | (217 sq ft)        |
| Rear store   | 5.66 sq m         | (61 sq ft)         |
| Rear store   | 12.24 sq m        | (132 sq ft)        |
| <b>TOTAL</b> | <b>38.02 sq m</b> | <b>(410 sq ft)</b> |



Interior photograph

### USE

The property is suitable for retail use. It has most recently been used for the sale of phone accessories. 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

£9,750 per annum exclusive of business rates and payable quarterly in advance.

Our client's interest in the property may also be available for sale.

### VAT

The property is registered for VAT and therefore VAT will be payable on the rent and any other charges.

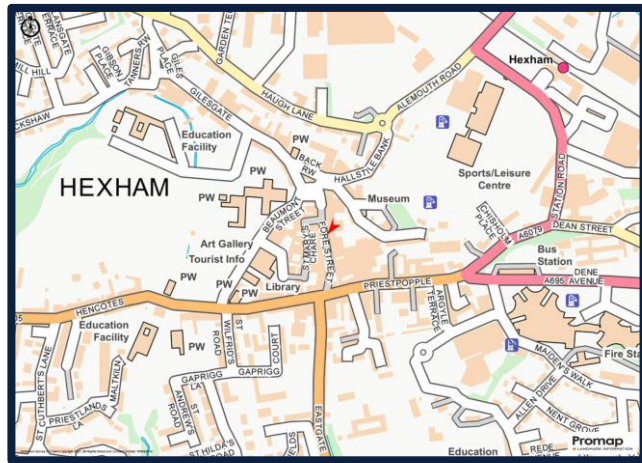
### RATEABLE VALUE

The property is assessed for business rates as follows:

|                 |                 |
|-----------------|-----------------|
| Description:    | Shop & Premises |
| Rateable Value: | £11,250         |



Interior photograph



Street map



Location plan

It is envisaged that most occupiers may benefit from small business rates relief and may therefore be exempt from payment of business rates on this property.

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

**VIEWING**

Strictly by appointment by sole agents YoungsRPS

Contact Paul Fairlamb or Cameron English on 0191 261 0300

**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-97.

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

**Particulars prepared March 2024**

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

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