



## Unit 5, The Courtyard

Ochrelands, Hexham, NE46 1SB

Rent- £5,008pa

Versatile space available to let on the outskirts of the popular Market Town of Hexham. The unit is located on the first floor with parking available on site and is suitable for a variety of uses including as offices, workshop or studio.

- Versatile space
- Negotiable lease term
- Suitable for variety of uses (Subject to Consent)
- Available from 25<sup>th</sup> February 2022 onwards
- On site parking
- Convenient location

**Tel: 01434 608980**

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

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## Location

The property is located on the outskirts of the popular market town of Hexham. Hexham is approximately 20 miles west of Newcastle upon Tyne. It benefits from good road and rail access, lying adjacent to the A69, which provides excellent access to the A1. The town also lies on the main railway line between Newcastle and Carlisle.

## Location

From Hexham take the B6306 south towards Slaley. After approx. 1 mile take a right hand turn towards Causeyhill Road. The property is on the left signposted Ochrelands Workshops.

## Description

The property extends to approx. 888 sq ft and is currently used as an office. The main work area provides an open plan office with kitchen and separate WC. The unit is divided by a stud wall providing an additional office/storage space. The property has electric heaters and a combination of wood and carpet floor. Externally there is parking available for the use of this and other units. In the past the unit has been used as an office but would be suited to other uses subject to the necessary consents.

## Services

The property has the benefit of mains electricity and water. Drainage is via a private septic tank. The tenant will be expected to deal with their own telephone line and other utilities.

## Parking

Parking will be included with the property.

## Terms

The property is to be let by way of a new internal repairing lease whereby the tenant will be responsible for all internal repairs to the property together with reimbursing the landlord for a proportion of the insurance premium. The landlord will undertake repairs to the main structure.

## Availability

The unit is available from the 25<sup>th</sup> February 2022 onwards. Early entry may be available subject to negotiation.

## Business Rates

We are informed the property has a rateable value of £3,850. Prospective tenants are advised to check the rates payable on this property with the local rating authority (Northumberland County Council) as its believed most tenants would qualify for small business rates relief.

## Planning

The current use of the property is as a office. There may be scope for the property to be used for alternative uses such as a studio, workshop or storage subject to agreement with the landlord and the necessary consents.

## EPC

The EPC rating of the property is D (86) and copies of the EPC are available on request from the agent.

## Rent

The rent is £5,008 per annum which will be payable quarterly in advance. The property is not registered for VAT. There is no service charge applicable to the property however the tenant will be expected to cover the cost of the water and insurance which is calculated on a pro-rata basis and split between all of the units.

## Legal Costs

Each party to bear their own costs in formalising the lease.

## Viewings

Viewings are strictly by appointment and can be arranged through YoungsRPS. Please contact Matthew Wallace on 01434 611933 or email [matthew.wallace@youngsrps.com](mailto:matthew.wallace@youngsrps.com)



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