



4 Priestpopple

Hexham, Nothumberland, NE46 1PE

 **naylors**

To Let

Attractive Self-Contained Retail Unit

4,756 Sq Ft (441.84 Sq M)

- Prime location in the centre of Hexham
- Close to the junction with Fore Street
- Thriving Northumberland market town
- Attractive exterior façade
- New lease direct from the landlords



Location

Hexham is a busy market town in the heart of Northumberland on the south bank of the River Tyne. It is just under 25 miles west of Newcastle off the A69. The Town benefits from good road, rail and bus links including a train station linking Newcastle and Carlisle to the West.

Fore Street is the main retail pitch in Hexham with nearby retailers including Yorkshire Trading Company, Waterstones, WH Smith, Superdrug, Boots and Mountain Warehouse. The unit is next to Lloyds Bank with HSBC nearby.

Description

Former Bank premises with w.c staff and storage areas. The unit is readily adaptable for a variety of other retail units by removal of the counter and meeting rooms. The unit also has:

- Suspended ceilings with integral light fittings
- Carpeting
- Interview rooms
- W.c.s and storage (plus vaults)
- Attractive period façade
- Cassette air conditioning units in part

Accommodation

Second Floor	546 sqft	(50.72 sq m)
First Floor	950 sqft	(88.26 sq m)
Mezzanine	625 sqft	(58.06 sq m)
Ground Floor	1,639 sqft	(152.27 sq m)
Lower Ground	585 sqft	(54.35 sq m)
Basement	411 sqft	(38.18 sq m)
TOTAL	4,756 sqft	(441.84 sq m)

Rent

£35,000 per annum.

Building Insurance

Awaited.

EPC

The property has a rating of E (102).

Rateable Value

According to the VOA website the property has a Rateable Value of £35,000.

Legal Costs

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

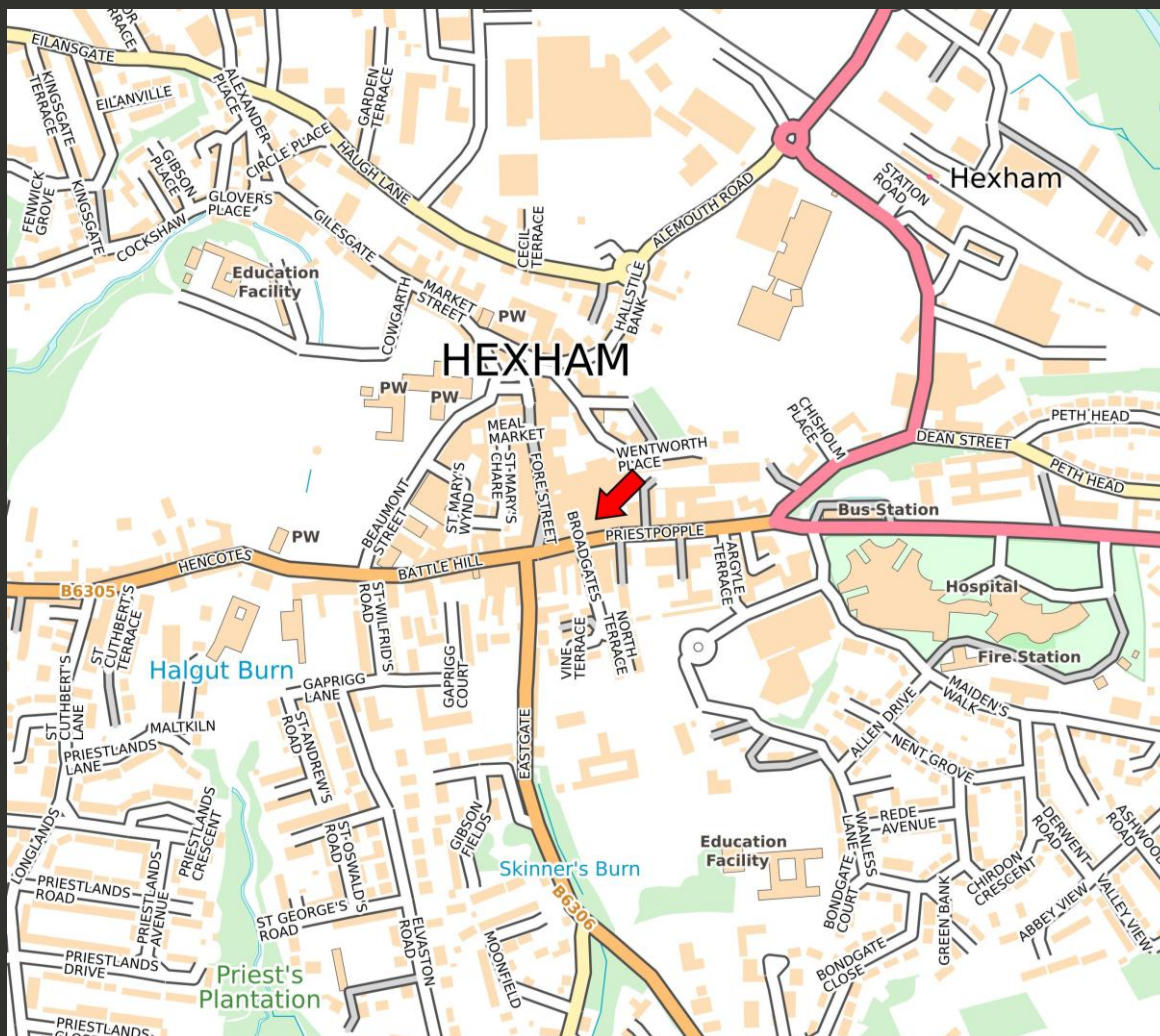
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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