Reversionary Mixed Retail & Office Investment

5 Cattle Market, Hexham, Northumberland, NE46 1NU

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HEXHAM ABBEY
HERITAGE • WORSHIP • COMMUNITY
MOUNTAIN WAREHOUSE
NEXT
TESCO extra
COSTA COFFEE
Superdrug
GREGGS
Boots
HSBC
H&B
5 Cattle Market

For Sale

Investment Highlights

- Retail and office investment in the centre of the popular market town of Hexham
- Freehold
- Ground floor retail space let to Specsavers Optical Superstores Limited
- 9.5 years to expiry (4.5 years to break) on Specsavers lease
- Low passing rent of £30,000 per annum
- Additional income of £3,500 from neighbouring occupier to allow uninterrupted fire escape egress onto car park
- Opportunity to capture significant reversion through letting of the refurbished upper offices (ERV £23,520 pa)
- Seeking offers over £425,000 exclusive of VAT
- This level shows a net initial yield of **9.50%** after costs on the Specsavers and licence income when allocating a low **£36 psf** capital value to the upper offices.
- Potential to capture reversion to over **12.5%** upon letting the upper offices

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Location

Hexham is a historic and busy market town in Northumberland, with a mix of national and local retail occupiers in its thriving town centre.

Hexham town centre sits within one mile of the dualled portion of the A69 trunk road offering direct access to the A1 and Newcastle upon Tyne approximately 20 miles to the east and Carlisle and the M6 motorway 38 miles to the west.

The property is situated on Cattle Market in the busy retail core of Hexham's town centre to the north side of Priestpopple Street. The property is also adjacent to the pedestrianised Fore Street, the prime retail street in central Hexham, and therefore benefits from significant footfall.

The property is located close to Hexham's main bus station and a short walk from its train station with frequent daily trains east to Newcastle and west to Carlisle.

Hexham has been in a conservation area since 1973 and was last revised in 2009. This to protect the town's high quality historic environment.

Surrounding occupiers include HSBC Bank, Ladbrokes, Greggs, Superdrug, Caffé Nero, Mountain Warehouse, Boots, and Costa.

Description

The property comprises a mid-terraced three storey building with brick elevations under a dual-pitched tiled roof.

The ground floor retail space is fully utilised by Specsavers and incorporates retail area, stores and staff amenity areas.

The two upper floors consist of vacant office space which have been divided into a number of individual suites and could therefore be utilised by either a single or multiple tenants.

The offices have been recently refurbished by the landlord with specification including LED lighting, electric heating, carpeting and kitchen/WC facilities.

To the rear of the property, with access from Eastgate, there are 4 car parking spaces which are allocated to Specsavers.

Tenure

Freehold.

EPC

Ground Floor:	C (63)
First Floor:	D (92)
Second Floor:	C (67)

Tenancy

The ground floor of 5 Cattle Market is let to Specsavers Optical Superstores Limited (Co. No. 15006754) on a new 10-year lease expiring on 18th September 2035 with a passing rent of £30,000 per annum. Specsavers have a break option, and an open market rent review at the 5th anniversary.

Specsavers benefited from a reduced rent in the first year of the term of £12,500 pa. The vendor shall top up any remaining reduced rent upon sale.

The lease is contracted inside the Landlord and Tenant Act 1954, and the tenant has a schedule of condition relating only to the rear external parking area.

There are two upper floors of offices which are vacant and on the market at a total quoting rent of £23,520 pa (£10 psf) on internal repairing and insuring terms. The quoting rent is exclusive of VAT, service charge, building insurance and utilities.

In addition, there is a £3,500 per annum licence fee received from a neighbouring occupier granting access to a residential flat as well as permitting the exit of a fire escape onto the car park area. The licence was for a period of 9 years and expires on 30 September 2026. This access is critical to the neighbouring occupier's ongoing safe use of their property.

There is a fixed service charge levied across the property at a current figure of £3 psf which rises annually in line with retail price index (RPI). There is also a separate insurance rent which is apportioned amongst the tenants.

Specsavers Covenant

Accounts to Year Ending	Feb 2025	Feb 2024	Feb 2023
Turnover	£3,984,625,000	£3,741,687,000	£3,426,710,000
Profit Before Tax	£339,356,000	£323,000,000	£327,774,000
Shareholders Funds	£422,147,000	£432,860,000	£445,905,000

Accommodation

Ground Floor (Retail)	2,142 sq. ft	(199.0 sq. m)
First Floor (Offices) Front	537 sq. ft	(49.85 sq. m)
First Floor (Offices) Rear	1,183 sq. ft	(109.90 sq. m)
Second Floor (Offices)	632 sq. ft	(58.72 sq. m)
TOTAL	**4,494 sq. ft**	**(417.47 sq. m)**

Ongoing regeneration in Hexham

The town is benefitting from recent public sector investment including:

Heritage & Public Realm: Over £3.4m was granted in September 2024. This was to be invested in restoring historic buildings and improving streetscapes to enhance the Conservation Area.

Infrastructure & Active Travel: Significant funding is being used to create better walking and cycling connections between Hexham and Corbridge, including improved pedestrian infrastructure within the town centre. The first funding was provided in April 2023 and is still ongoing.

Town Centre Upgrades: Ongoing improvements include new paving, improved street furniture, and modernised, accessible parking bays.

Legal Costs

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

VAT

The property is elected for VAT. We anticipate the sale to be treated as a transfer of a going concern (TOGC).


CRANSTONS


S&S ATTIRE
HSBC UK

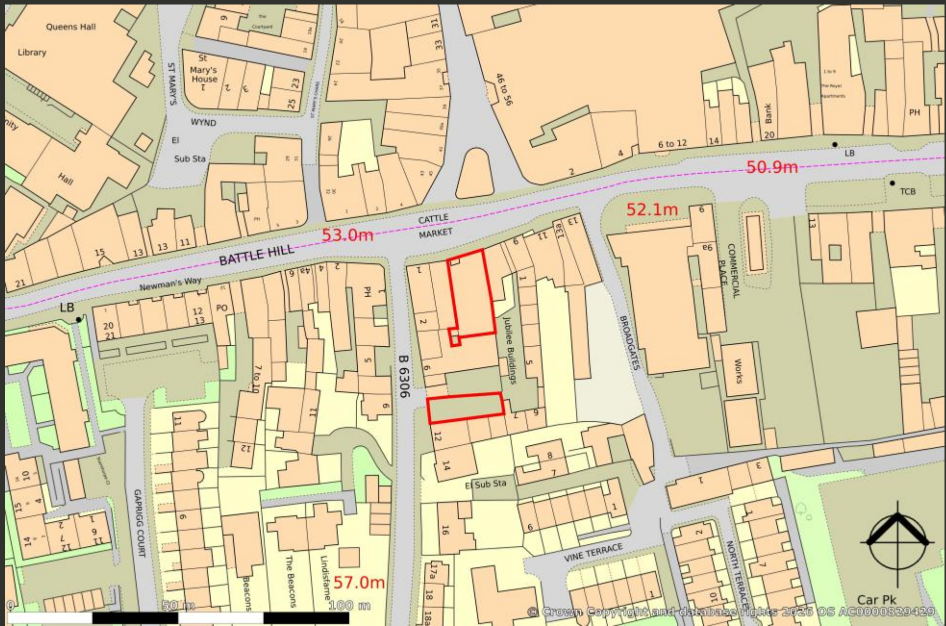
Anti-Money Laundering

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

Proposal

We have been instructed to seek offers over £425,000 (Four Hundred and Twenty-Five Thousand Pounds) exclusive of VAT.

This shows a net initial yield of 9.50% after costs on the Specsavers and licence income, when allocating a low £36 psf psf capital value to the upper offices. Potential for a reversionary yield greater than 12.5% upon letting the upper offices.



Date: 18th March 2026

For further information please contact:

Chris Donabie
T: 07702 528 879
E: chrisdonabie@naylors.co.uk

Jake Smith
T: 07544 655 220
E: jakesmith@naylors.co.uk

naylors
Real Estate. Real Value.

Naylors
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylors.co.uk