



Location

The property is located in the centre of Hexham, a small town with a population of 11,829. The area falls under Northumberland and is situated 23 miles west of Newcastle, 38 miles east of Carlisle and 38 miles north of Durham. The A69 is 1 mile away and provides access to the M6 to the east and A1(M) to the west.

Description

The property is an end of terrace unit of stone construction. The demised premises form the basement and ground floor of the building.

Rent

£30,000 pax.

Accommodation

Floor	Sq ft	Sq m
Ground	1,980	183.92
Basement	869	83.24

Lease

The premises are currently held on a lease expiring 23 June 2026.

However a new lease can be negotiated direct from the landlord.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £37,000
UBR (2018/19): £0.49.1
Rates Payable: £18,167

Interested parties should make their own enquiries with the Local Authority to verify this information.

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

The property currently has the benefit of A1 (Shops) or A2 (Financial Services) planning consent, but is suitable for A3 uses STPP.

Legal Costs

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

EPC

The Energy Performance Asset Rating is C 63.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.

For further information please contact:

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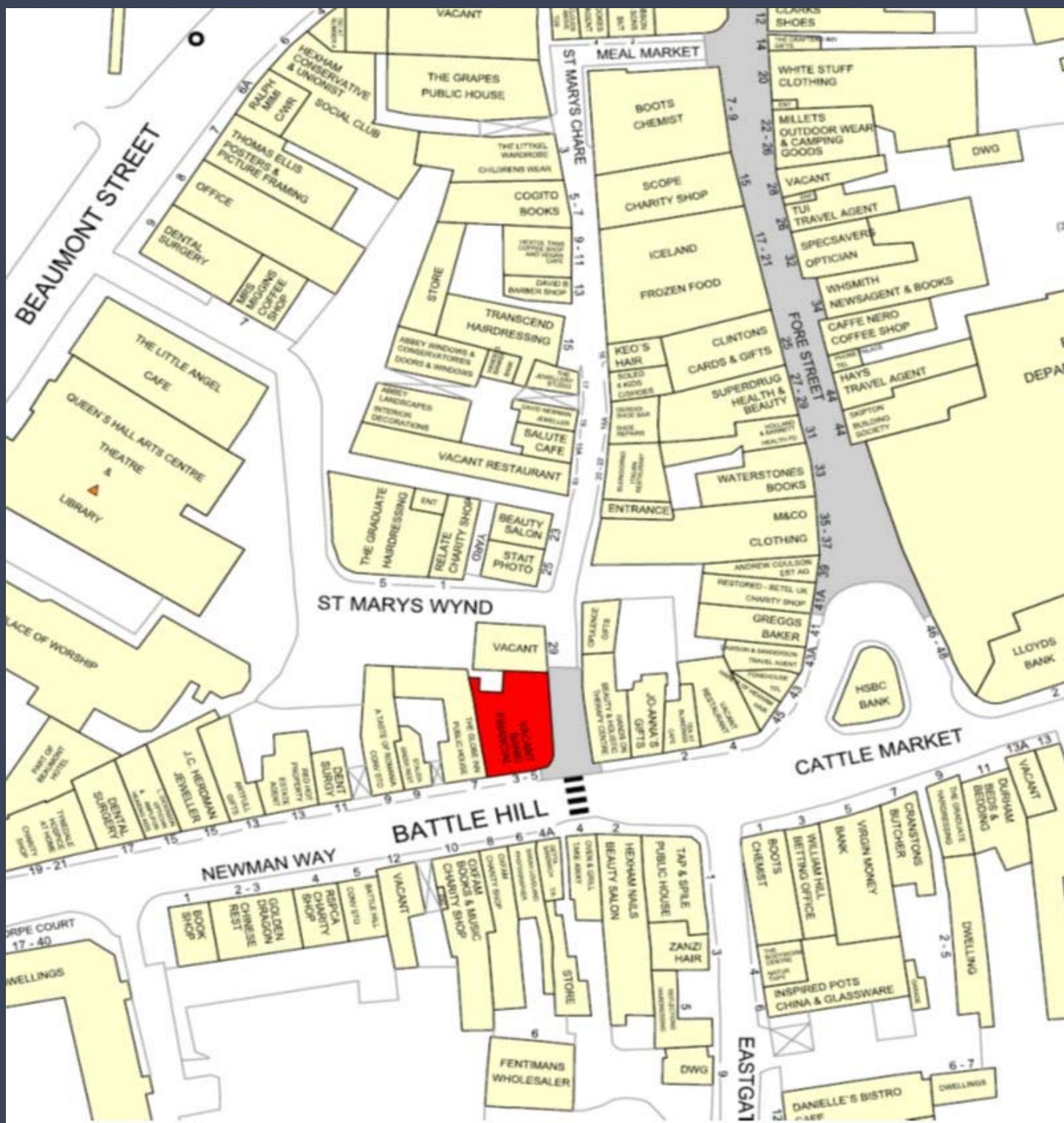
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