

PRIME SHOP TO LET



8-10 FORE STREET, HEXHAM, NE46 1ND

LOCATION

Hexham is an attractive market town situated approximately 22 miles (35.4km) west of Newcastle and 30 miles (48.2km) east of Carlisle and has a resident population of 10,683 persons, with a district population of 58,808 persons.

Hexham benefits from good communications, lying on the A69 trunk road which forms a dual carriageway between Carlisle and Newcastle. The town also benefits from a railway station and is located on the Newcastle-Carlisle line with frequent services to both.

The town benefits from tourist trade with tourists using the town to explore Northumberland and the attractive Hexham Abbey.

SITUATION

The principal retailing in Hexham is situated on the pedestrianised Fore Street with nearby occupiers including Clarks, Boots, White Stuff, Mountain Warehouse, Card Factory, Seasalt, Waterstones, Holland & Barrett, Costa Coffee and Café Nero

DESCRIPTION

The shop offers ground and first floor sales, with storage and staff facilities also at first floor.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	104.24 sq.m	1,122 sq.ft
FF Sales/Storage	91.70 sq.m	987 sq.ft
ITZA		671 units

LEASE TERMS

The shop is available from May 2024 on a new full repairing and insuring lease for a term of years to be negotiated, subject to five yearly rent reviews.

RENTAL

£35,000 per annum exclusive.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £33,500
Rates Payable £16,746.65 (approx)

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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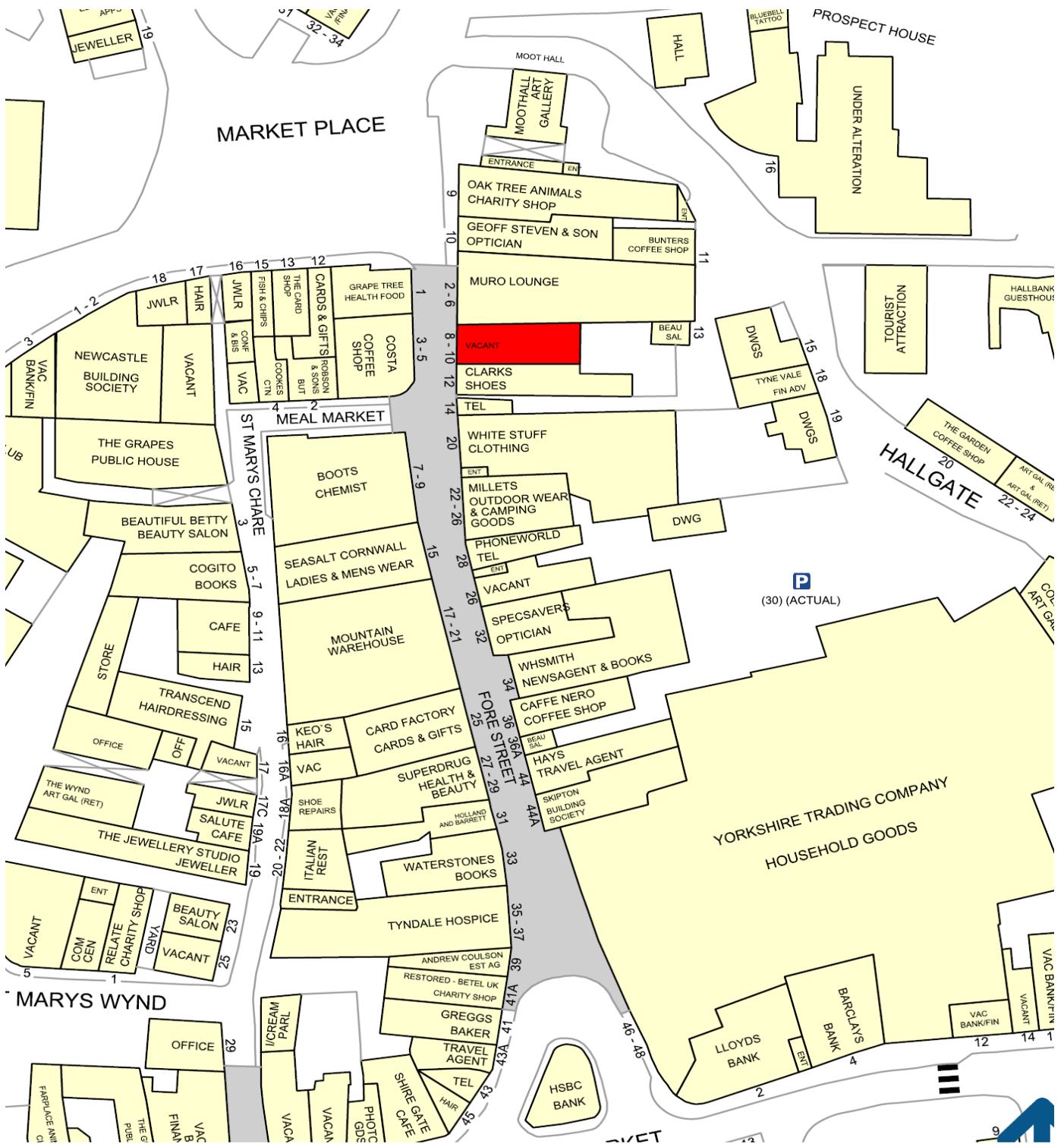
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Subject to Contract
Jan 24



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any partner or employee of Bracknidge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.