

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

