



**28a FORE STREET, HEXHAM,  
NORTHUMBERLAND, NE46 1LZ**

- **Prominent town centre location**
- **First & Second Floor space**
- **Self contained**
- **Suitable for retail, storage or office use, subject to planning consent**
- **Rent £11,000 per annum**

## **Upper Floors To Let**

### **LOCATION**

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road, 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre 23 miles to the east.

The town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre.

The property is well positioned on the prime retail street within the town centre, with nearby occupiers including Boots, Greggs, Costa, Mountain Warehouse and Sea Salt.

**Tel: 0191 2610300**

**[www.youngsrps.com](http://www.youngsrps.com)**

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The subject property comprises a mid-terraced three-storey building of brick and stone construction under a pitched, slate covered roof.

The upper floors are self-contained and accessed from a double-width staircase off Fore Street. There are period features, including sash windows and the property is presented with plastered walls and ceilings. The space has most recently been used as a showroom/store.

## ACCOMMODATION

We have measured the property as providing the following net internal areas:

First Floor showroom 97.08 sq m (1,045 sq ft)  
Second Floor storage 74.97 sq m (807 sq ft)

**Total 172.05 sq m (1852 sq ft)**

## USE

The property has most recently been used for showroom/storage purposes but may also be suitable for office or retail use, subject to all necessary consents including planning consent being obtained if required.



First floor interior

## TENURE

The property is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed.

## RENT

The property is available at a rent of £11,000 per annum, exclusive of business rates and payable quarterly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent.

## RATEABLE VALUE

We understand the property is entered into the 2023 Rating list as follows:

### Upper floors

Offices & premises- Rateable value £13,000

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING

Strictly by appointment with youngsRPS

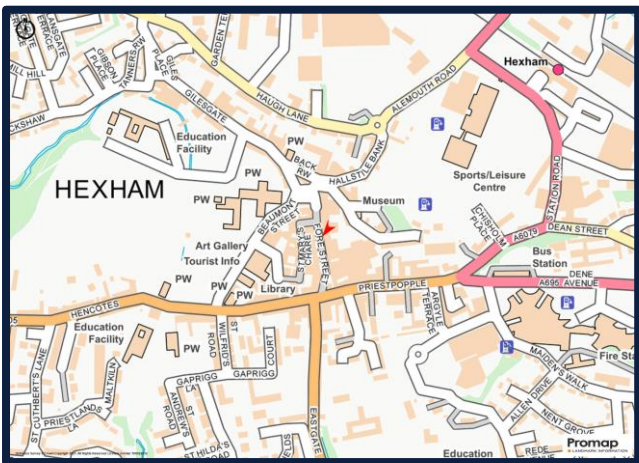


First floor interior





First floor interior



Location map

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. Telephone 0845 600 400.

## ENERGY PERFORMANCE CERTIFICATE

The upper floors have an EPC rating of E-108.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into a lease should seek advice from professionals or lawyers at an early stage. The code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**Particulars prepared October 2024**

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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