



## STORAGE/COMMERCIAL UNIT TO LET

**Unit 19 A/B Priestpopple Yard, Hexham, Northumberland, NE46 1PH**

Commercial/storage unit | Below small business rates threshold | Rent only £2,500 per annum

### LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre around 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 lies within the Hexham Conservation area. The property is situated in a yard behind office premises on Priestpopple in the town centre.

## DESCRIPTION

The subject property comprises a ground floor unit (with loft space) within a building of stone construction under a pitched slate covered roof with single glazed timber framed windows.

Internally there are two principal rooms with loft space above part.

Outside of the property is a yard used for car parking. These spaces are separately let, but can be used by the tenant outside normal office hours by prior arrangement.

## ACCOMMODATION

We have measured the property as providing a net internal area of 23.45 sq m (252 sq ft) excluding the loft space.

## USE

The property is suitable for workshop/storage purposes, subject to the tenant obtaining any necessary consents for the proposed use if required.

## 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. The landlord will retain responsibility for external structural repairs. The tenant will pay the landlord a proportion of the cost of the building insurance premium.

## RENT

The property is available to let a rent of £2,500 per annum exclusive of business rates and payable quarterly in advance.

The property is not registered for VAT and therefore VAT will not be payable on the rent.

## BUSINESS RATES

The property is currently assessed for Business Rates as follows:

Description: Workshop & premises

Rateable Value: £1,800

It is envisaged that most potential occupiers of the property will qualify for small business rates relief and will therefore not be liable for payment of business rates.

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

## VIEWING

Strictly by appointment by sole agents youngsRPS.

Contact Paul Fairlamb or Chris Pattison at this office on 0191 2610300

## LEGAL COSTS

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

*All figures quoted above are exclusive of VAT where chargeable.*



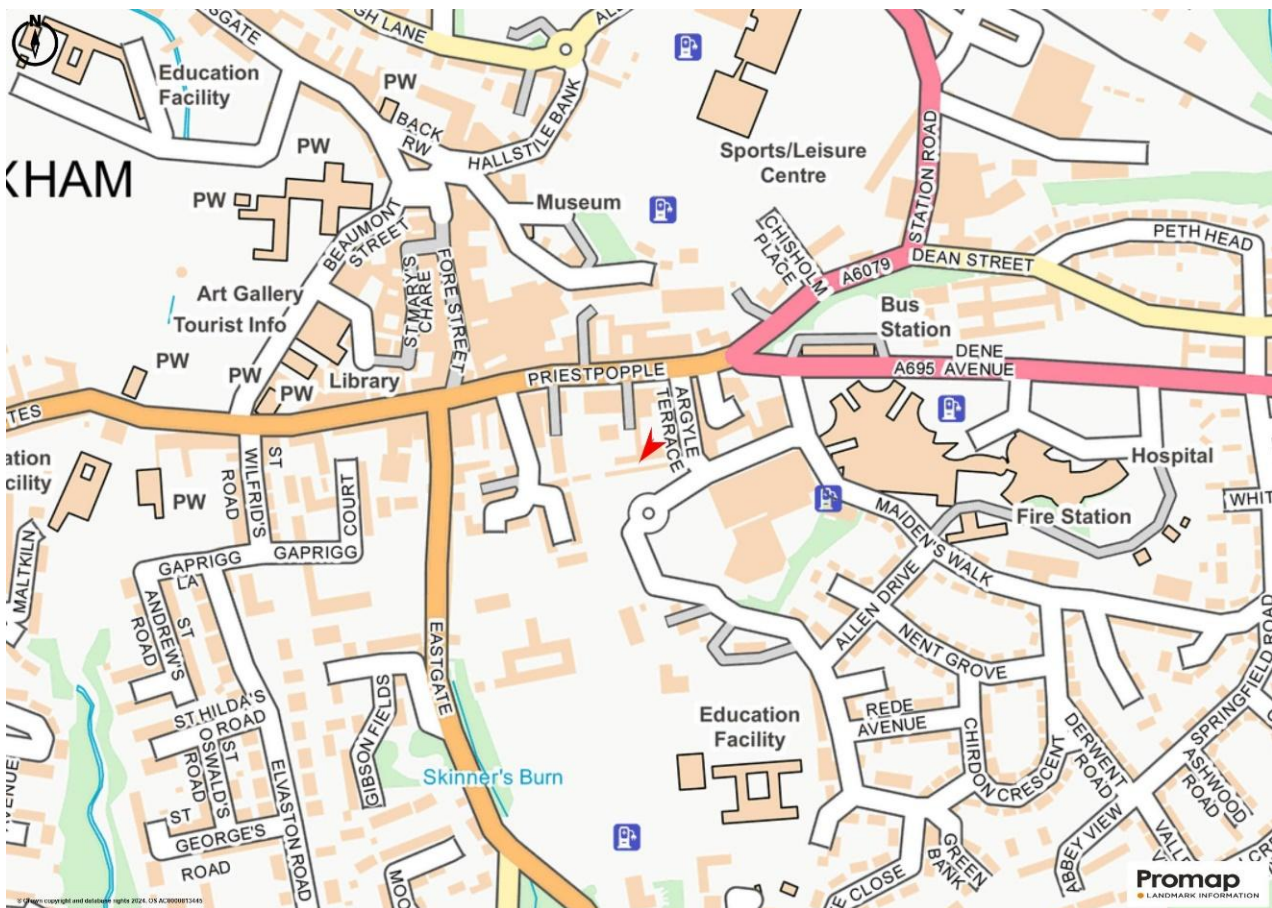
## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E-123.

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 leases 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 June 2025

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