



OFFICE TO LET

2b Tanners Yard, Hexham, Northumberland, NE46 3NL

Self Contained Office | Mix of cellular and open plan space | Two parking spaces (in tandem) | Central Hexham location | Rent only £7,250 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 located in Tanners Yard, which is situated off Gilesgate in the popular market town of Hexham

DESCRIPTION

The subject property comprises part of the first floor of a three-storey building of stone construction under a slate covered pitched roof. The office is accessed via an external timber walkway.

Internally, it comprises a mix of cellular offices and open plan office/reception area, together with separate kitchen and w.c. facilities. It benefits from plastered walls and ceilings, surface mounted LED lighting and carpeted floor. The windows are double glazed and the property is heated by electric storage heaters.

There is parking for two vehicles (in tandem) in the yard to the side of the property.

ACCOMMODATION

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

General office/reception area	28.15 sq m	(303 sq ft)
Office 1	5.73 sq m	(62 sq ft)
Office 2	8.55 sq m	(92 sq ft)
Office 3	7.47 sq m	(80 sq ft)
Kitchen	3.50 sq m	(38 sq ft)
Store	2.38 sq m	(26 sq ft)
TOTAL	55.78 sq m	(601 sq ft)

USE

The property is suitable for general office use.

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 insure the building and recover a fair proportion of the cost of the premium from the tenant.

RENT

The property is available to let at a rent of £7,250 per annum plus VAT, exclusive of business rates and payable quarterly in advance.

BUSINESS RATES

The property is assessed for business rates as follows:

Description:	Offices & Premises
Rateable Value:	£7,400

It is envisaged that most occupiers will benefit from small business rates relief where this is their only commercial property and that therefore no business rates will be payable. 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 Tel: 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-102.

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





Particulars prepared October 2025

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