

TO LET

Market Town Retail

johnson
tucker

chartered surveyors & property consultants

14 Market Place
Hexham
NE46 1XQ



- Prominent retail unit nearby to Fore Street
- Central location fronting the historic market square.
- Asking Rent £10,000 per annum
- Net Internal Area of 268 sq ft



LOCATION

Hexham is a thriving market town situated 22 miles west of Newcastle upon Tyne with a population of 11,000 serving a wide rural catchment with an estimated 59,000 within Tynedale District. The property is well located on the south side of Market Place overlooked by Hexham Abbey and fronting on to the bustling market square. Fore Street, the prime retailing street, is situated 20m to the east.

DESCRIPTION

The property comprises a terraced retail unit with a kitchenette to the rear.



ACCOMMODATION

The property briefly comprises:

Ground floor shop 268 sq ft 24.90 sq m

TERMS

The property is available to let on full repairing and insuring terms for a term of years to be agreed at an annual rent of £10,000 per annum.



RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Shop and premises: £9,400

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound

Due to the Rateable Value being beneath £12,000 we understand that small business relief may be available. All interested parties are urged to make their own enquiries in this regard.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an energy performance certificate rating of D (76).



VAT

We are advised that VAT is not applicable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP. Contact Matthew Ternent on 07868 813 275 or matthewt@johnsontucker.co.uk or Kristian Sorensen on 07754 584 192 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT

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