

TO LET

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Market Town Retail

13 Hencotes

Hexham

Northumberland

NE46 2EQ



- Retail Property
- Glazed frontage
- WC facilities
- NIA of 32.39 sq m (349 sq ft)
- Asking Rent: £5,000 per annum



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 situated on B6305 (Hencotes) to the southwest of the town centre

DESCRIPTION

The subject property provides ground floor accommodation last used as a shop. The property has the benefit of a sales area with WC.

ACCOMMODATION

The property has the below approximate net internal area:

Ground floor – 32.39 sq m (349 sq ft)

TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £5,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

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

Shop and premises: £4,400

The rating assessment for the future appearing on the 2023 Valuation List is as follows: -

Shop and premises: £3,950

The Small Business rate multiplier for the year 2022/2023 is 49.9 pence in the pound.

LEGAL COSTS

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

EPC

The property has an energy performance certificate rating of C(65).

VAT

We are advised that the property is not elected for VAT

ANTI-MONEY LAUNDERING REGULATIONS

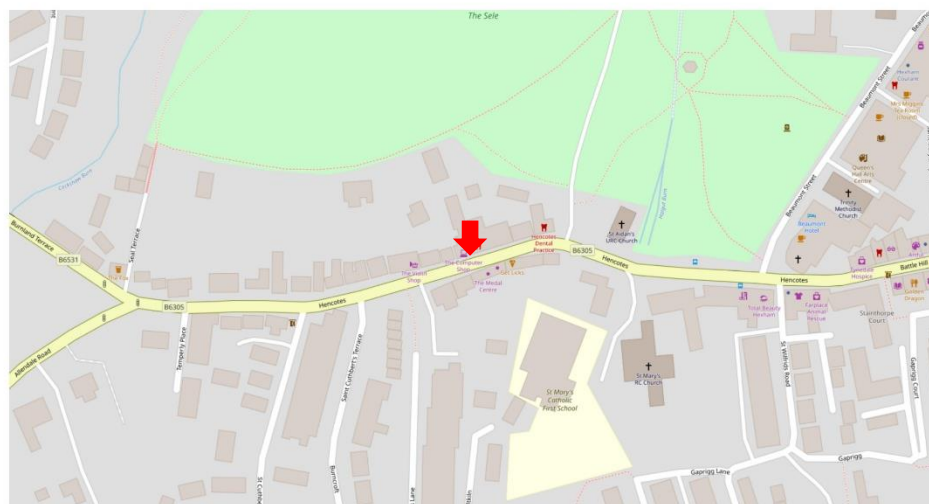
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through George F White LLP contact:

Richard Johnson on 07880 386 612 or richardjohnson@georgefwhite.co.uk

SUBJECT TO CONTRACT



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