



RETAIL TO LET

36A FRONT STREET
HEXHAM, NORTHUMBERLAND, NE46 1LZ

- Prominent town centre location
- Ground floor retail
- Popular retail location
- Glazed frontage
- WC facilities

£10,000 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	16.5 ² / 177 ft ²
Availability	Immediate Occupation
Rateable Value	£6,500
Service Charge(s)	Available upon request
EPC Rating	D(90)

KEY CONTACT(S)

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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 in a prime position in the heart of Hexham's main shopping street with nearby national occupiers including WH Smith, Hays Travel, Clintons Cards, Specsavers, Millets, Iceland & Caffè Nero.

DESCRIPTION

The property comprises a ground floor retail unit with glazed frontage. WC to the rear.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
Ground Floor	16.5	177

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 Valuation List is as follows:

Rateable Value	£
36A, Fore Street, Hexham, Northumberland, NE46 1LZ	£6,500

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

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..

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of D (90).

VAT

All figures are exclusive of VAT where chargeable..

