

TO LET – Self Contained space with on street parking Ground floor Retail Unit in the Heart of Historic Hexham 3 Beaumont Street, Hexham NE46 3LZ



LOCATION

The property is situated in a busy & prominent position on Beaumont Street and comprises a ground floor retail space adjacent to a newly enlarged branch of Newcastle Building Society (NBS). The unit is adjacent the former Dickinson's Furniture Store which is undergoing redevelopment to provide residential accommodation on the upper floors. The site is adjacent to the Market Square & directly opposite Hexham Abbey. On street parking is permitted. A number of local and national occupiers are situated nearby including Hallmark Cards, Fat Face, Costa and Galleria Jewellers. Scope have recently acquired 2 units to the rear of the property on Old Church.

ACCOMMODATION & LEASE TERMS

Ground floor sales 44.6sqm (480sqft)

The former branch of NBS provides self contained ground floor retail space plus a WC facility at mezzanine level. The property is to be made available by way of a new full repairing and insuring lease (by way of service charge contribution) for a term to be agreed.

Rental offers in the region of **£19,500** per annum are required.

DETAILED FLOOR PLANS ARE AVAILABLE UPON REQUEST!

LANDLORD WORKS

The unit is being re plastered throughout in readiness for the tenant's fit out.

BUSINESS RATES

The property is entered into the Valuation List at RV **£13,250** making the standard rates payable

ENERGY PERFORMANCE

The premises are currently assessed as **E- 117**

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

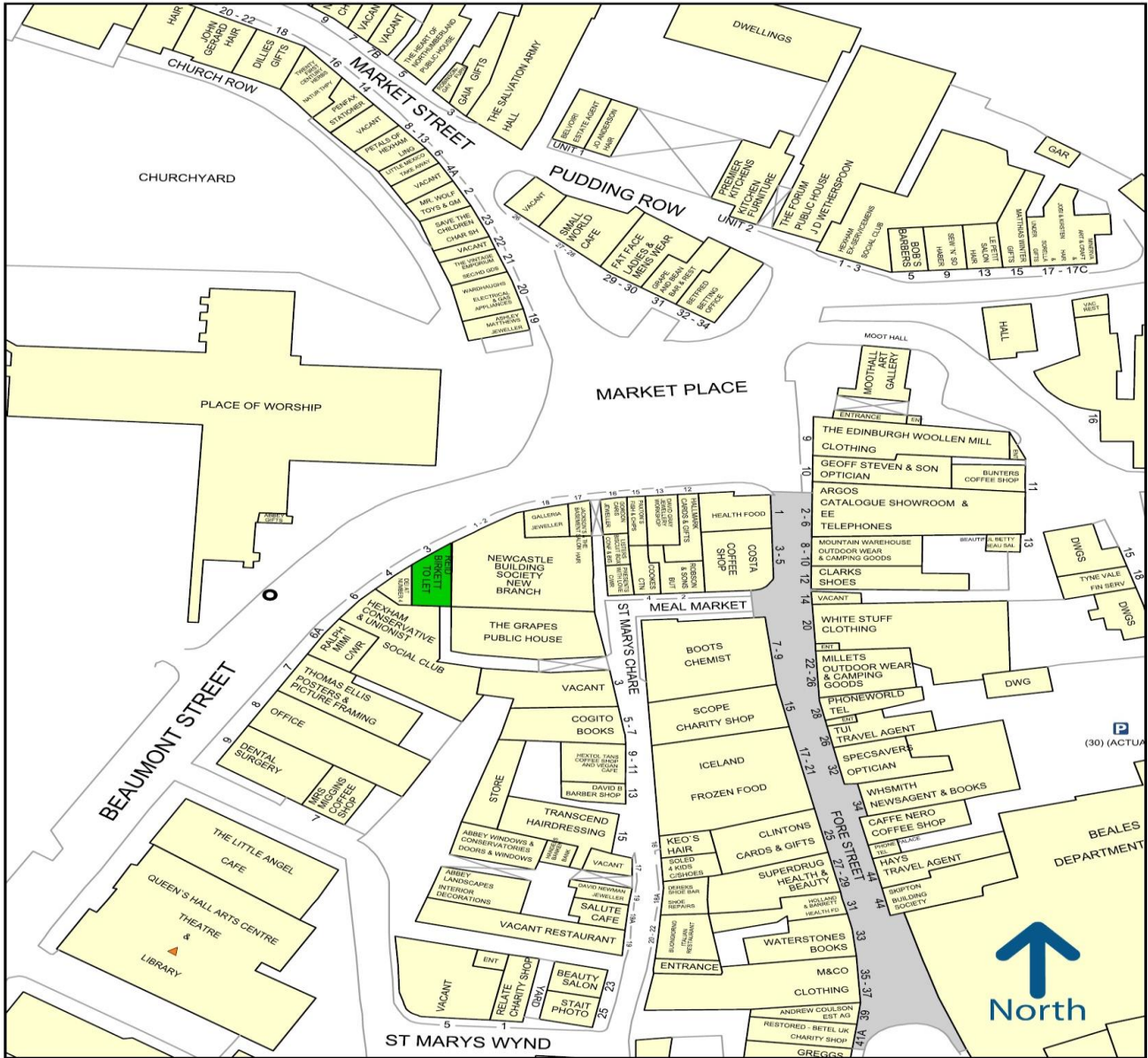
All figures within these terms are exclusive of VAT where chargeable.

January 2020

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Hexham



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