

TO LET

Ground Floor Retail Unit

44 Priestpopple, Hexham NE46 1PQ

LOCATION & ACCOMMODATION

The property is situated in a busy and extremely prominent position at the eastern section of Priestpopple close to the junction with the A695 Hexham to Corbridge Road. The bus station is also to the east of the site which adds to existing pedestrian flow. Occupiers include The County Hotel, Rook Matthews and Hexham Chippy. The property provides a self-contained ground floor unit with a separate side access for servicing and bin storage. There is potentially a clear open sales area from the front to the rear. There is disc zone parking to the front of the unit also a rear car park with a single car space available by way of separate negotiation. The unit provides the following dimensions and floor areas:

Internal Width Front	8.86m	(29'1")
Maximum Sales Depth	19.9m	(65'3")
Ground Floor Sales	183sqm	(1977sqft)
Plus WC facility		

LEASE TERMS

Available by way of a new effectively full repairing and insuring lease by way of service charge contribution for a term to be agreed of minimum length 5 years.

RENT

Rental offers in the region of £26,500 per annum exclusive are invited.

BUSINESS RATES

We are advised that the property is currently entered in the Valuation List at RV £22,750.

The current uniform business rate for 2021/22 is 49.9p .

Interested parties should verify the above information by making contact with the local rating authority directly.

ENERGY PERFORMANCE

The unit has an EPC rating of E 102 however this has expired and a fresh EPC report has been instructed.

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.

SEPTEMBER 2021



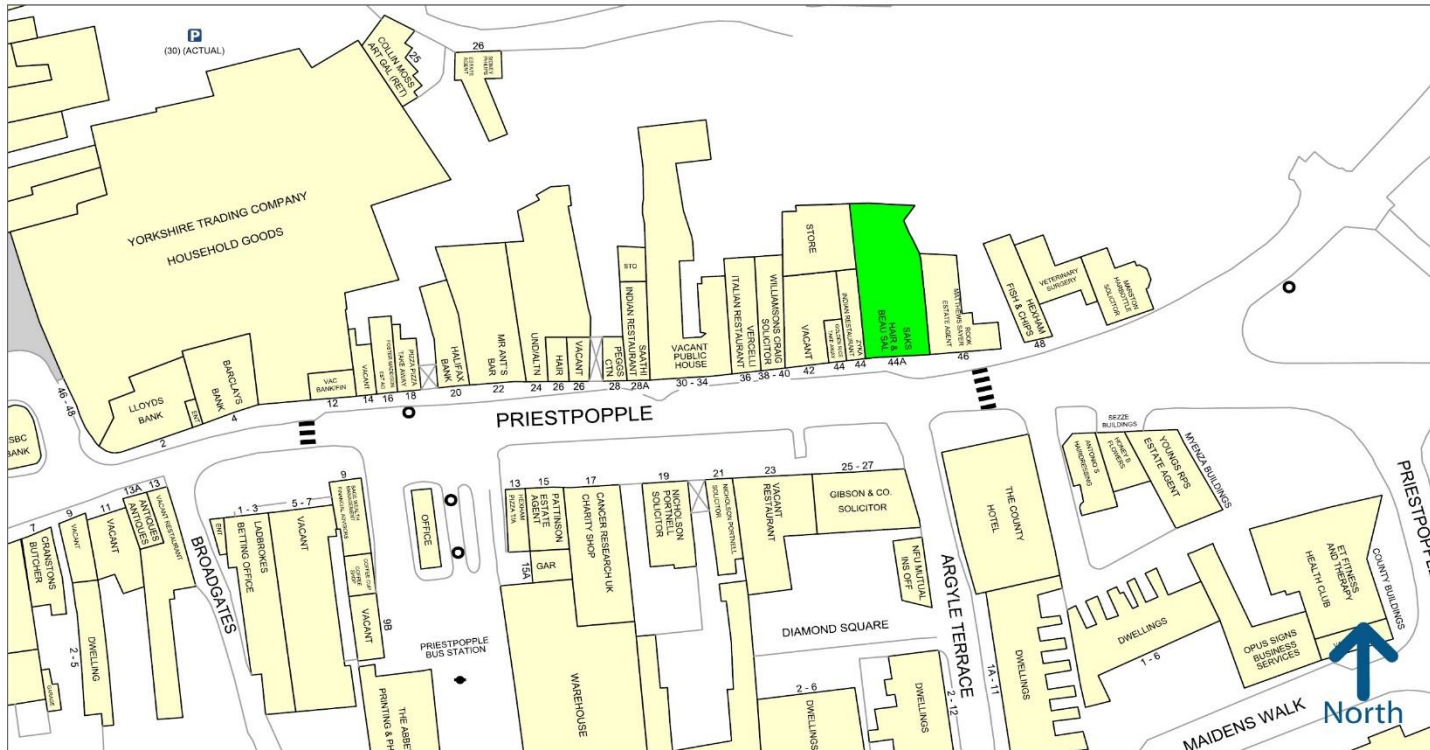
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Hexham



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