



6 CHURCH STREET, HAYDON BRIDGE, NORTHUMBERLAND, NE47 6JQ

To Let

- Large shop/warehouse To Let
- Suitable for a variety of uses subject to planning consent
- Easy access to and from the A69
- Parking to the rear
- Incentives available
- Rent £8,500 per annum

LOCATION

Haydon Bridge is a village situated in Northumberland approximately 5 miles west of the town of Hexham, lying just off the A69 trunk road which connects the property to Carlisle 30 miles to the west and Newcastle upon Tyne 25 miles to the east.

Haydon Bridge benefits from a small railway station which runs between Carlisle and Newcastle, via Hexham.

Nearby occupiers include Co-op Food, Claire's Newsagents, a Butchers, Reflections Hair & Beauty and The Railways Hotel & Bistro.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises an end terrace ground floor shop within a two-storey building of stone construction under a slate covered pitched roof. To the rear is a large single storey extension.

Internally, the shop benefits from a timber framed glass frontage, plastered walls and surface mounted lighting/uplighters on the suspended ceiling.

To the rear of the property, there are two large areas which have previously been in retail use but could also be used as a workshop. There is also a w.c. and small kitchenette. There is parking to the rear of the property and on street parking to the front.

ACCOMMODATION

We have measured the property as providing the following net internal floor areas:

Front Shop	28.00 sq m	(301 sq ft)
Storage Room	17.15 sq m	(185 sq ft)
Office/Storage	15.88 sq m	(171 sq ft)
Retail/Workshop	53.18 sq m	(572 sq ft)
Retail/Workshop	87.48 sq m	(942 sq ft)

Total **201.69 sq m** **(2,171 sq ft)**



Shop Interior

USE

The property has most recently been in retail use. It may also be suitable for other uses, such as a veterinary practice, subject to all necessary consents including planning consent being obtained.

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£8,500 per annum exclusive of business and payable quarterly in advance.

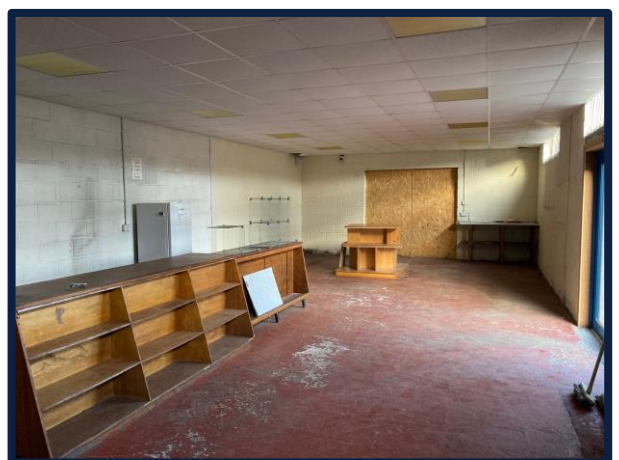
RATEABLE VALUE

We understand the property is entered in the Rating List with Rateable Values as follows:

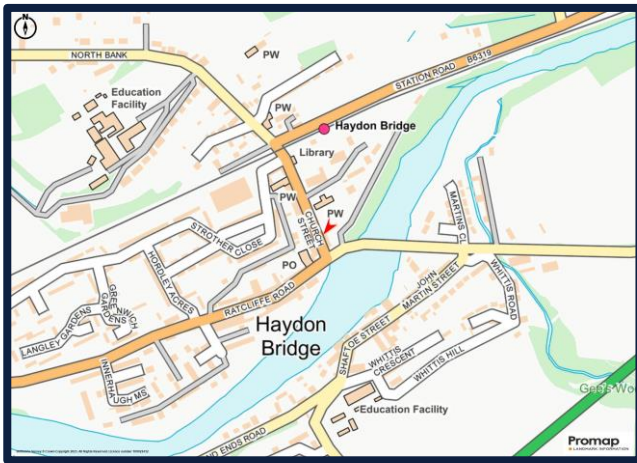
Description: Shop and Premises
Rateable Value: £5,600

It is envisaged that tenants may benefit from small business rates relief if this is their only premises.

Interested parties should make enquiries direct with the Local Authority to establish actual rates payable.



Shop Interior



Street Map

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment by sole agents YoungsRPS

Contact Paul Fairlamb at the Newcastle office on 0191 261 0300

ENERGY PERFORMANCE CERTIFICATE

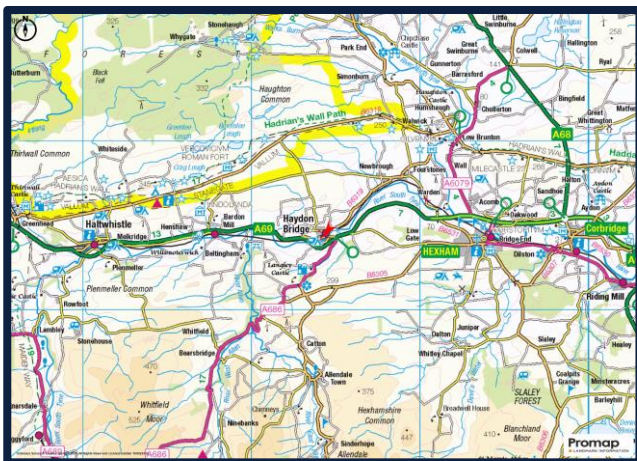
The property has an EPC rating of D-95.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Particulars amended: January 2024



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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