



UNIT 19D PRIESTPOPPLE YARD, HEXHAM, NORTHUMBERLAND, NE46 1PH

- **Ground floor commercial unit**
- **Suitable for a variety of uses**
- **Below small business rates threshold**
- **Rent £3,250 per annum**

To Let

LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre around 23 miles to the east.

The town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre. The property lies within the Hexham conservation area.

The property is situated in a yard behind office premises on Prietpopple in the town centre.

Tel: 0191 2610300

www.youngsrps.com

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises a ground floor unit within a two-storey building of stone construction under a pitched slate covered roof with double glazed timber framed windows.

Internally there are two principal rooms with plastered walls and ceilings, carpeted floor and surface mounted lighting. There is a small integral kitchen and w.c.

Outside of the property is a yard used for car parking. These spaces are separately let, but can be used by the tenant outside normal office hours by prior arrangement.

ACCOMMODATION

We have measured the property as providing a net internal area of 29.54 sq m (318 sq ft).

USE

The property is suitable for a variety of uses, subject to all necessary consents, including planning consent being obtained if necessary. Previous uses have included beauty and massage uses.

TENURE

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



Interior photograph

RENT

£3,250 per annum. We understand that the property is not registered for VAT and therefore VAT is not payable on the rent.

RATEABLE VALUE

The property is assessed for business rates as follows:

Description: Workshop & Premises
Rateable Value: £2,025

It is envisaged that most potential occupiers of the property will qualify for small business rates relief and will therefore not be liable for payment of business rates.

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

VIEWING

Strictly by appointment by sole agents youngsRPS.

Contact Paul Fairlamb or Cameron English on 0191 261 0300.

LEGAL COSTS

Each party is to bear their own legal costs.



Interior photograph

LOCAL AUTHORITY

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

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

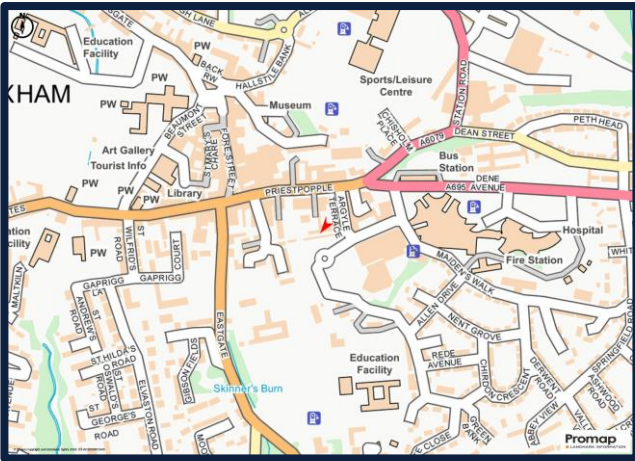
The property has an EPC rating of D-96.

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

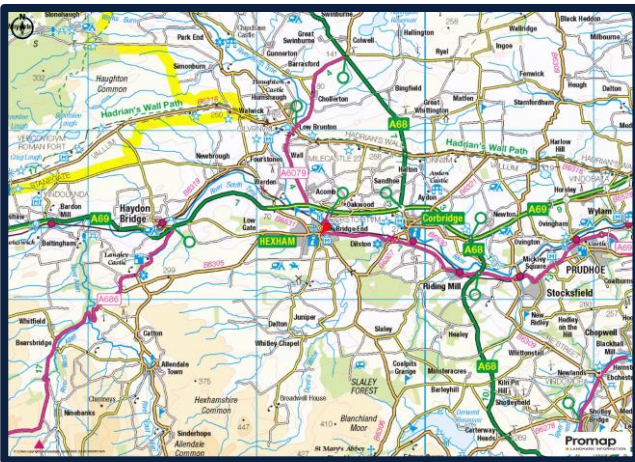
CODE OF PRACTICE FOR COMMERCIAL LEASES

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 prepared April 2024



Street map



Location map

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

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