



OFFICE/WORKSHOP TO LET

Vine Terrace, Hexham, Northumberland, NE46 1NT

Office/Workshop | Central Hexham location | Versatile space | Private parking on site | Rent only £9,750 per annum

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 located behind Priestpople close to the former bus station. It is accessed off Broadgates in a predominantly residential area.

DESCRIPTION

The subject property comprises a semi-detached building of brick construction under a mono pitched profile metal sheet clad roof. There is a UPVC double glazed window and door. One of the doors benefits from an external roller shutter.

Internally, there is an open plan office area leading to a separate office/workshop. There is also a kitchen and w.c. to the ground floor.

The first floor provides good quality open plan office space with Velux windows.

The accommodation is of a good standard with carpeted floors, plastered walls and ceilings, surface mounted lighting and a gas fired central heating system to radiators.

There is also on site car parking for two vehicles.

ACCOMMODATION

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

Ground Floor

Office	33.93 sq m	(365 sq ft)
Workshop/store	15.30 sq m	(165 sq ft)
Kitchen	5.38 sq m	(58 sq ft)

First Floor

Office	32.64 sq m	(351 sq ft)
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TOTAL 87.25 sq m (939 sq ft)

USE

The property has most recently been used as a workshop/office. It may be suitable for other uses 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 in multiples of three years to be agreed, subject to vacant possession being obtained.

The lease is to be contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954 Part II.

RENT

The property is available to let at a rent of £9,750 per annum exclusive of business rates and payable quarterly in advance.

BUSINESS RATES

The property is assessed for business rates as follows:

Description:	Factory & Premises
Rateable Value:	£7,000

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable. It is envisaged that most occupiers will benefit from small business rates relief where this is their only commercial property.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison Tel: 0191 2610300

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

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

All figures quoted above are exclusive of VAT where chargeable.

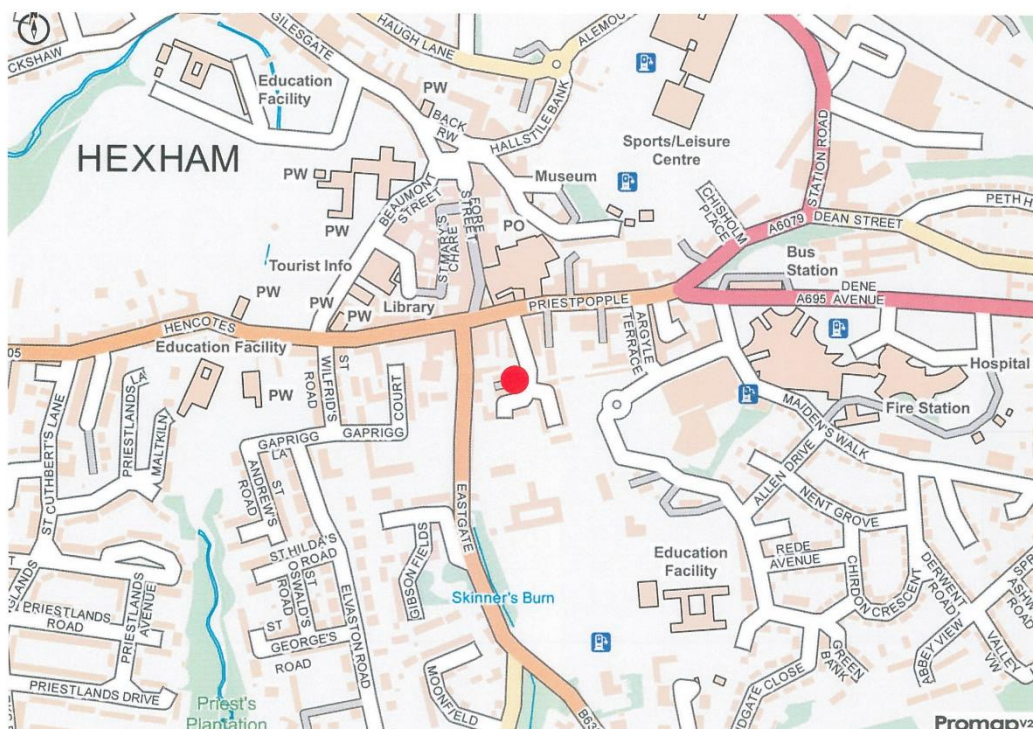
ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-83.

A copy of the Energy Performance Certificate 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 March 2025

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