



COMMERCIAL ROOMS TO LET

Selegate House, 1 Hencotes, Hexham, Northumberland, NE46 2EQ

Prominent location on Hencotes, close to junction with Beaumont Street | Rooms within existing therapy centre |
Potentially suitable for a range of uses such as therapists, counsellors, health practitioners or office use |
Fully inclusive terms

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 with Newcastle upon Tyne City centre around 24 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 is located on Hencotes, close to its junction with Beaumont Street in a mixed, commercial and residential area. There is on street car parking nearby.

DESCRIPTION

The property comprises a Grade II Listed two-storey end-terraced building of brick and stone construction under a slate covered pitched roof. The property lies within a Conservation Area.

Internally, the space provides good quality studio, treatment room or office space, with carpeted floors, plastered walls and ceilings and gas fired central heating system to radiators. The property is available to let on a room by room basis, with access off a shared corridor. There are also shared toilet facilities.

The Centre is currently home to a small range of therapists including a chiropractor. There are a small number of car parking spaces immediately to the side of the property which are occupied on a first come first served basis.

LICENCE TERMS

The space is available on a flexible basis to include the following:

- Rent
- Utilities – electricity, lighting and heating
- Maintenance and repair of common areas
- Provision of shared toilet facilities
- Cleaning of common areas

BUSINESS RATES

The property is currently being reassessed for business rates. Individual occupiers will be responsible for payment of business rates. However, we anticipate that all parts of the property will be eligible for small business rates relief and that therefore most occupiers will be able to claim exemption from business rates.

CURRENT AVAILABILITY & LICENCE FEES

The following rooms are currently available:

Room	Area sq m	Area sq ft	Licence fee (per calendar month)
<u>Ground Floor</u>			
1	31.24	336	£840
2	23.09	249	£625
3	39.92	430	£1075
<u>First Floor</u>			
4	19.07	205	£530
5	19.73	212	£530

The premises are not registered for VAT and therefore VAT is not payable on the licence fee.

The rooms are available by way of a licence for an initial term of 12 months.

VIEWING

Strictly by appointment by sole agents youngsRPS.

Contact Paul Fairlamb Tel: 0191 2610300 or e-mail: paul.fairlamb@youngsrps.com

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 whole of the property has an EPC rating of D-92.

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





Note: Internal photos represent typical rooms within the property

Particulars amended November 2024

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