



SHOP/CAFÉ TO LET

9B Priestpopple, Hexham, Northumberland, NE46 1PF

Ground floor shop/café | Prominent town centre location facing old bus station site | Incentives available |
Rent only £9,800 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 well positioned in Hexham town centre, holding a prominent position just off Priestpopple, which is the main vehicular route through the town.

Nearby occupiers include Sage Wealth Management, Barnardo's, Ladbroke's, Greggs, and Lloyds Bank as well as a number of independent traders. The surrounding streets including Fore Street are popular retail locations where national occupiers are present.

DESCRIPTION

The property comprises a ground floor retail unit within a three-storey traditional mid-terraced building predominantly of brick construction under a pitched slate covered roof.

The property benefits from a wide timber framed shop frontage with fascia above. Internally it has plastered walls and ceiling, tiled floor and strip lighting. To the rear is a w.c. and an area previously used as a kitchen.

To the rear of the building is a small enclosed shared yard.

ACCOMMODATION

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

Ground floor

Retail area	43.48 sq m	(468 sq ft)
Boiler room	2.86 sq m	(31 sq ft)
Kitchen area	9.47 sq m	(102 sq ft)

Total **55.81 sq m** **(601 sq ft)**

USE

The property has been most recently used as a café but is suitable for other retail uses. It may also be suitable for use as an office, subject to all necessary consents including planning consent being obtained.

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.

RENT

The property is available to let at a rent of £9,800 per annum exclusive of business rates and payable quarterly/monthly in advance.

BUSINESS RATES

The property is assessed for business rates as follows:

Description:	Café & Premises
Rateable Value:	£6,900

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 and that no business rates will be payable.

If the use of the property is changed, the rateable value may be increased.

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.

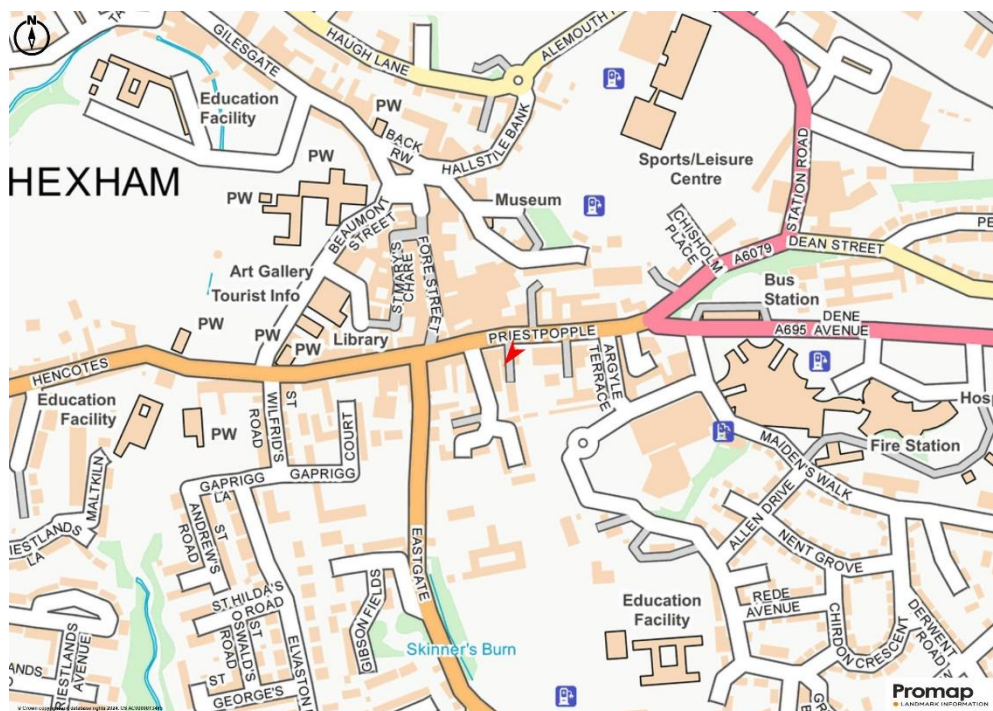
ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-39..

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 amended September 2025

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