



SHOP TO LET

1 Newman Way, Battle Hill, Hexham, Northumberland, NE46 1BB

Ground floor shop | Suitable for a variety of uses, subject to planning consent | Two parking spaces to rear
Prominent town centre location | Available from September 2025 | Rent £14,000 per annum

LOCATION

Situated in the centre of Hexham, a historic and well-established market town in Northumberland, this property enjoys prime visibility and accessibility. Hexham lies on the A69 Trans-Pennine route, offering direct access to the A1 approximately 20 miles to the east, with Carlisle 38 miles to the west and Newcastle upon Tyne around 23 miles to the east.

The town boasts excellent transport connections, including a mainline railway station on the Newcastle–Carlisle line, ensuring convenient access by rail.

The property is located within the Hexham Conservation Area on Battle Hill, a key thoroughfare through the town centre and is just 50 yards from Fore Street, Hexham's main retail area. This prominent position benefits from high levels of footfall and passing traffic, making it a highly attractive prospect for a variety of occupiers.

DESCRIPTION

The subject property comprises an end-terrace ground floor retail unit within a three storey building of brick and stone construction under a slate covered pitched roof.

Internally the property provides a main retail area with two partitioned rooms featuring carpeted floors, plastered walls and suspended ceiling with integrated lighting. To the rear is a kitchen and WC's, as well as rear access and an external storage cupboard. The shop also benefits from two parking spaces to the rear. The property lies within Hexham conservation area.

ACCOMMODATION

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

Retail area	63.52 sq m	(684 sq ft)
Kitchen:	8.02 sq m	(86 sq ft)
TOTAL	71.52 sq m	(770 sq ft)

USE

The property is suitable for retail use and was previously used as a book shop. It may also be suitable for other uses, subject to planning consent being obtained if required.

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

The property is available to let at a rent of £14,000 per annum exclusive of business rates, payable monthly in advance.

The property is not registered for VAT and therefore VAT will not be payable on the rent.

BUSINESS RATES

The property is entered into the Rating List as follows:

Description: Shop & premises
Rateable value: £11,000

It may be likely that occupiers could qualify for small business rates relief. Interested parties should make enquiries directly with the Local Authority.

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

Each party is to bear their own legal costs.

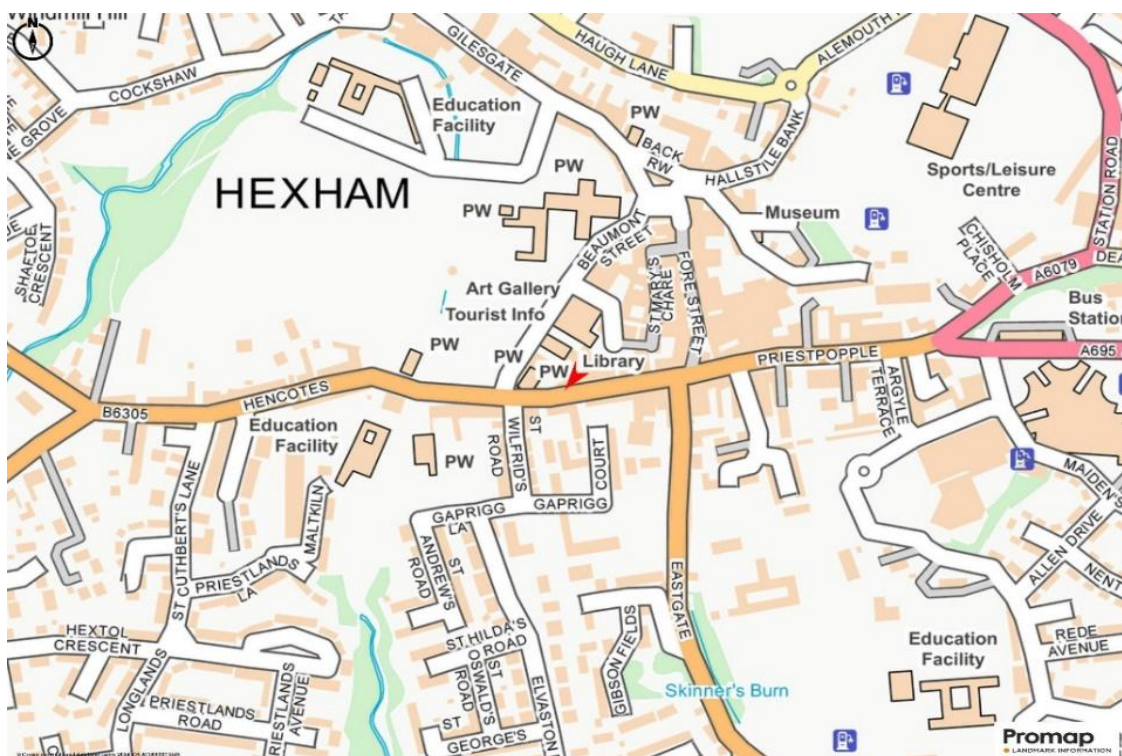
Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

The property has an EPC Rating of D-78.

A copy of the EPC Certificate and Recommendation Report is available on request.

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 June 2025

youngsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither youngsRPS (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither youngsRPS (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.