



SHOP TO LET

20 Priestpopple, Hexham, Northumberland, NE46 1XH

Ground floor shop | Former bank premises | Suitable for a variety of uses, subject to planning consent |
Town centre location | Spacious accommodation | Available from December 2025 | Rent £17,500 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 on Priestpople, a main thoroughfare through the town centre, close to Fore Street- Hexham's main retail area. This position benefits high levels of footfall and passing traffic making it an attractive prospect for a variety of occupiers. The property lies within Hexham conservation area.

DESCRIPTION

The subject property comprises a ground floor retail unit within a Grade II Listed, three-storey, mid-terraced building with brick elevations under a pitched and tiled roof. The upper front elevations are stone clad, with the ground floor having a timber framed single glazed retail shop front.

Internally, the property has laminate floors, plastered and painted walls, and suspended ceilings with a mixture of recessed spot lights and fluorescent strip lights. The property also benefits from ducted heating and cooling. The accommodation is arranged to provide a main retail/customer area, with storage space, plant room, cleaners cupboard and staff WC's beyond. To the right hand side, towards the rear of the retail area, are office/meeting rooms and staff kitchen.

ACCOMMODATION

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

Retail area	83.60 sq m	(900 sq ft)
Office/Kitchen:	59.66 sq m	(642 sq ft)
Rear ancillary	12.35 sq m	(133 sq ft)
TOTAL	155.61 sq m	(1674 sq ft)

USE

The property is suitable for retail use and was previously used as a bank. 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 £17,500 per annum exclusive of business rates, payable quarterly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent.

BUSINESS RATES

The property is entered into the Rating List as follows:

Description:	Shop & premises
Rateable value:	£20,500

Interested parties should check with the Local Authority to establish to actual rates payable.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Chris Pattison or Paul Fairlamb 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.

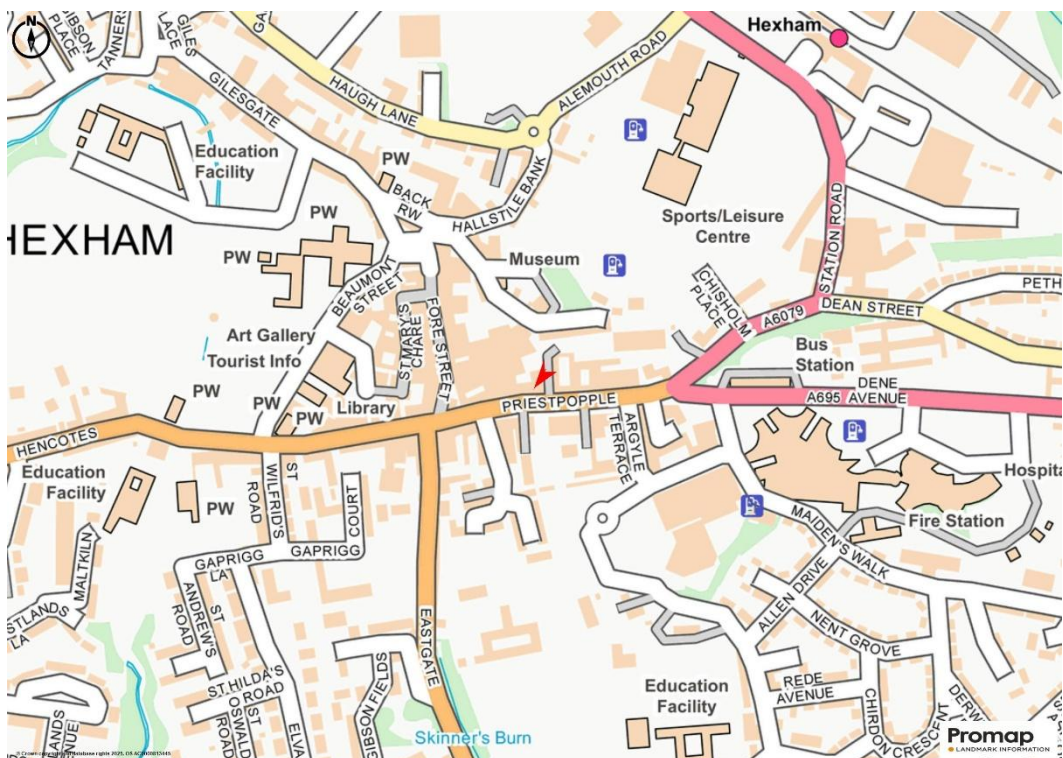
ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D-84.

A copy of the EPC 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 November 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:

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