

**PRIME MARKET TOWN SHOP  
TO LET  
1 FORE ST/11 MARKET PLACE  
HEXHAM  
NORTHUMBERLAND  
NE46 1QD**



**ONE OF THE NORTH EAST'S MOST AFFLUENT MARKET TOWNS  
PRIME LOCATION WITH FORE STREET AND MARKET PLACE FRONTAGE  
WHITE STUFF, FAT FACE, COSTA, ARGOS, CLARKS CLOSE BY.  
EXCITING RANGE OF INDEPENDENT RETAILERS AND FOODIES  
WEEKLY MARKET AND BIGGER MONTHLY FARMERS MARKET  
FLOURISHING CINEMA, ABBEY AND QUEENS HALL THEATRE  
TOURISM - WORLD HERITAGE SITE – HADRIAN'S WALL**





## HEXHAM

- Situated 23 miles west of Newcastle City Centre, Hexham is within an easy 30 minute drive time via the A69 dual carriageway and train services run every half hour at peak times.
- Hexham has an immediate population of 15,000 and a catchment in excess of 50,000.
- Key employers include Eggers (Swiss particle board manufacturer) and Fentimens an internationally recognised Soft drinks manufacturer and exporter.
- Hexham is a tourist destination in its own right but is also a centre for exploring Hadrian's Wall - now a designated World Heritage Site - and the Northumberland National Park.
- Hexham has a rich mix of local and multiple retailers from **Tesco Extra, Next, Aldi, Majestic Wine, Waitrose, M&S, B&M and Homebase** trading from edge of town stores through to **White Stuff, Fat Face, Argos, Beales, Greggs, Waterstones, Boots** and **WH Smith** in town.
- Similarly the café and coffee offer is very strong with 2 Costas a Starbucks and Caffe Nero together with an exciting range of high end coffee bars, cafes, pubs and restaurants.
- Hexham is a thriving town and has its own cinema, theatre, library, sports complex with athletics field, hospital, Race Course, Mart, new bus station and train station together with excellent schools and health services all key ingredients for a successful town centre in today's challenging retail environment.

## DESCRIPTION

This Grade II Listed property was completely rebuilt after a fire in 2001 and comprises basement, ground and two upper floors. This demise includes the basement and ground floor only although the upper floors which have a separate access off Fore St and which could be linked directly into the retail floorspace) could be available also – further details on application.

The basement has been tanked and is used for wcs, staff and storage purposes.

The ground floor has attractive window displays to both Fore St and Market Place and is probably the most prominent shop in town.

Neighbouring occupiers include **Costa Coffee, White Stuff** and **Fat Face. Waterstones, Caffe Nero** and **Mountain Warehouse** are also close by.

## ACCOMMODATION

Fore St Frontage and Internal Width	4.61m	15' 02"
Market St Frontage and Shop Depth	11.65m	38' 03"
Ground Floor Sales Area	71.07m <sup>2</sup>	765sqft
Basement ancillary	36.60m <sup>2</sup>	394sq ft

## TENURE

The premises are available on a new 10 year Full Repairing and Insuring lease incorporating an upward only rent review in year 5.

## RENT

Rental Offers in excess of £35,000pa are invited

## RATING ASSESSMENT

According to the VOA website the premises has the following assessment

Rateable Value	£32,000
UBR 2018/19	49.7p

Interested parties should verify rates payable with the commercial rates department at Northumberland County Council.

## SERVICE CHARGE

The landlord will be responsible for external repairs and decorations and will recover a fair proportion of the cost from the tenant

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with any transaction.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available for inspection prior to completion.

## VAT

All figures quoted in these terms are exclusive of VAT where chargeable

## VIEWING

Strictly by appointment with @retail:  
Bob Fletcher 0191 280 4238  
Pete Townsend 0191 280 4239

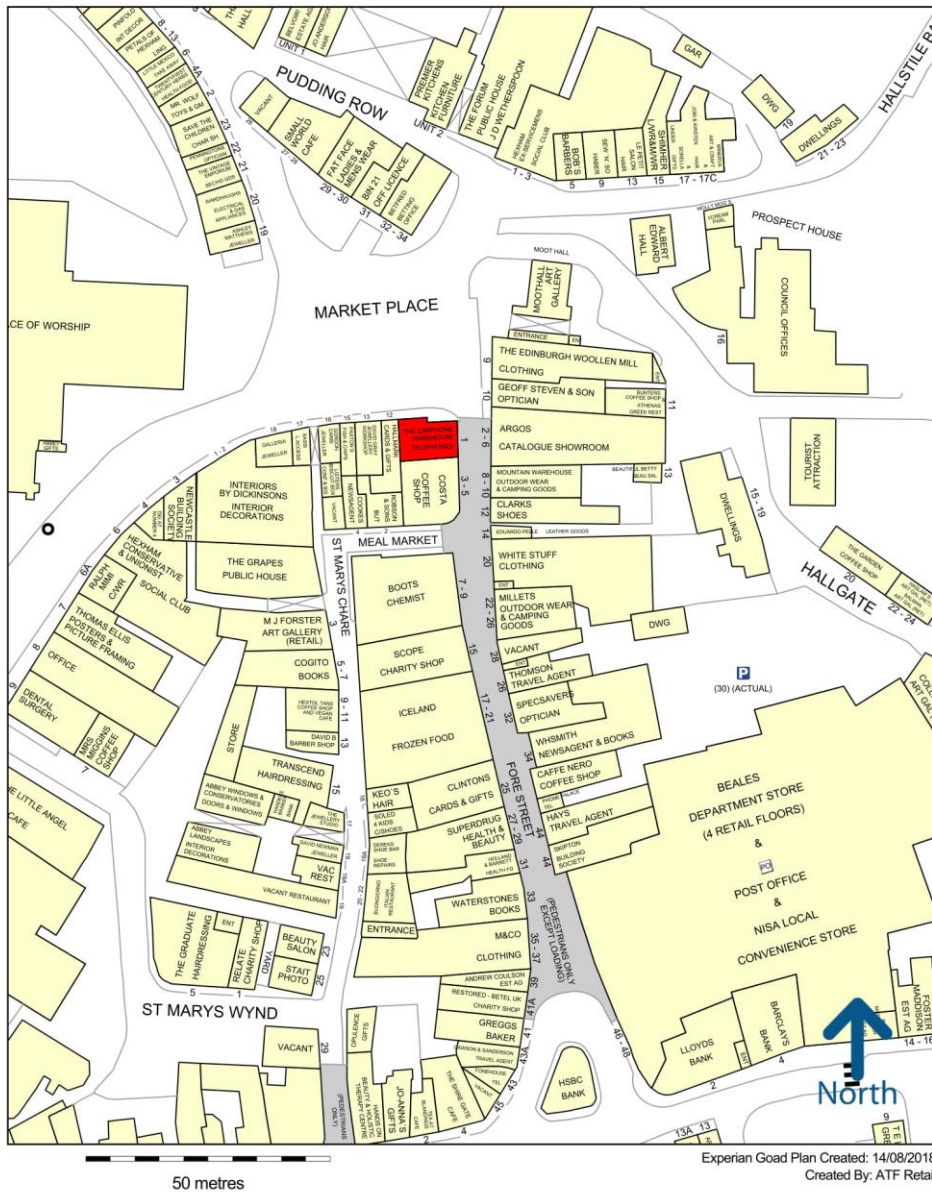
Jan 2019







Hexham



Experian Goad Plan Created: 14/08/2018  
Created By: ATF Retail



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