

**TO LET**

5 Cattle Market, Hexham, Northumberland,  
NE46 1NJ



## Prominent Retail Unit

2,142 Sq Ft (198.99 Sq M)

- Prime location in the centre of Hexham
- Directly opposite Fore Street
- Thriving Northumberland Market Town
- Extensive frontage underneath attractive facade
- 4/5 Car parking spaces available at the rear of the property
- New lease

For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: 07834328678

Ellie Combe  
E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)  
DD: 07544655575

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

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### Location

Hexham is a busy market town in the heart of Northumberland on the south bank of the River Tyne. It is just under 25 miles west of Newcastle off the A69. The Town benefits from good road, rail and bus links including a train station linking Newcastle and Carlisle to the West.

Fore Street is the main retail pitch in Hexham with nearby retailers including Yorkshire Trading Company, Waterstones, WH Smith, Superdrug, Boots and Mountain Warehouse.

Cranstons is next door and HSBC directly opposite.

### Description

Ground floor retail premises which were previously fitted out and occupied as a banking unit including w.c, staff and storage areas. The unit is readily adaptable for a variety of other retail units by removal of the counter and meeting room. The unit also has:

- Suspended ceilings with integral light fittings
- Carpeting
- W.c's and staff/storage area
- Central heating
- Extensive frontage underneath attractive façade

### Accommodation

The property comprises the following areas:

	Sq Ft	Sq M
Ground Floor Retail	1,744	162.02
Storage, Staff & W.C	398	36.97
<b>Total</b>	<b>2,142</b>	<b>198.99</b>

### Rent

£35,000 per annum.

### Service Charge

The service charge budget is £4,794.00.

### Building Insurance

The building insurance premium is £1,057.81.

### EPC

The EPC rating is C63.

### Rateable Value

The premises will need to be reassessed for rating purposes. The previous RV was £37,000.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

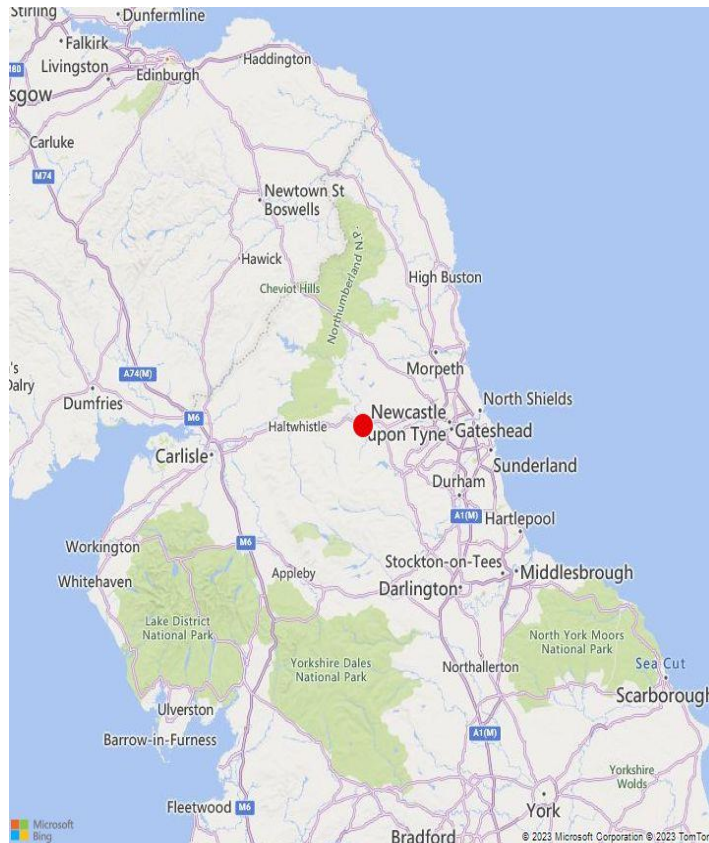
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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