

On the Instructions of Tyne & Wear Building Preservation Trust

**TO LET on a new lease**

**Live/Work Space - retail with fully refurbished 2 bed flat above  
1 Cattle Market Hexham NE46 1NJ**



## OPPORTUNITY

Our clients are undertaking a full refurbishment of the building to provide 2 no. 2 - bed residential flats with a retail space at ground floor level. There is potential for the retail occupier to acquire one of the flats and create live / work space if required.

## LOCATION

The property is situated at the junction of Battle Hill, Cattle Market & Eastgate in the historic market town of Hexham. The premises are located on a prominent corner on one of the main routes through the town and very close to the prime retail pitch of Fore Street. Nearby occupiers include Saks, Virgin Money & Cranstons Bakers.

## ACCOMMODATION

The unit provides ground floor retail space with a front shop and rear raised area – which provides access to a WC, staff kitchen and communal bin storage area. Access to the residential accommodation is possible via a front staircase or a separate rear access off Eastgate. The clients **may** consider letting the ground floor retail unit without the upper floor residential space if required. The residential unit has kitchen & living space at first floor with bedroom 1 (en suite) plus bathroom on 2<sup>nd</sup> floor. There is an additional bedroom at 3<sup>rd</sup> (attic) floor level.

<b>Ground floor sales</b>	<b>459 sqft</b>	<b>42.6sqm</b>
<b>1<sup>st</sup> floor living room &amp; kitchen</b>	<b>385 sqft</b>	<b>35.8 sqm</b>
<b>2<sup>nd</sup> floor en suite bedroom</b>	<b>224 sqft</b>	<b>20.8 sqm</b>
<b>3<sup>rd</sup> floor attic bedroom</b>	<b>217 sqft</b>	<b>20.1 sqm</b>

Floor plans available upon request

## LEASE TERMS

The property is to be made available by way of a new effectively full repairing and insuring lease for a term to be agreed. Rental offers in the region of £15,500 per annum are required for the retail and residential space. Alternatively, the client may consider letting the retail only at circa £7750 per annum.

## BUSINESS RATES

**The new proposed layout has not yet been separately assessed for business rates purposes. Interested parties are encouraged to discuss the RV with the local rating authority.**

## ENERGY PERFORMANCE CERTIFICATE

**D 97**

## LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an up front undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

**March 2022**

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