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 2nd floor. There is an additional bedroom at 3rd (attic) floor level.

sqm
sqm
sqm

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 $\bf a$ 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



Viewing Mike Birkett

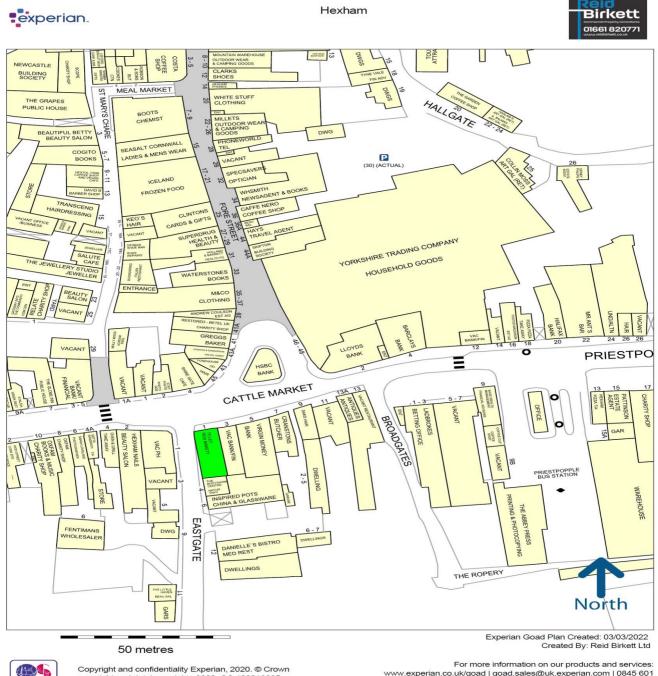
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