

LEASE FOR SALE

4 Priestpopple, Hexham, NE46 1PE

ON THE INSTRUCTIONS OF BARCLAYS BANK PLC



- Suitable for a variety of uses subject to consent.
- Prominent main road location.
- Ground Floor Sales 154 sq m (1,657 sq ft)
- Centrally positioned in the heart of Hexham town centre.
- Nearby operators include: **Lloyds Bank, Barnardo's, Ladbrokes, Yorkshire Trading Company, S&S Attire, Greggs, Superdrug, Waterstones and HSBC Bank.**

SITUATION

Hexham is an affluent market town and tourist destination situated approximately 23 miles west of Newcastle City Centre.

Principal retailers in the town include M&S, Next, Waitrose, Tesco, Aldi and Lidl. The property sits adjacent to the former Beales Department Store opposite Ladbrokes and the newly opened Barnardo's store on Priestpople on the main east/west through route across town.

ACCOMMODATION

Arranged over ground, basement, mezzanine, first and second floors with Staff WC/Kitchen facilities.

Ground Floor Area	219m ²	2,357ft ²
Mezzanine Offices	48m ²	516ft ²
Basement Area	70m ²	753ft ²
First Floor Area	90m ²	964ft ²
Second Floor Area	61m ²	659ft ²

LEASE

The premises are held by way of a FRI lease for a term expiring 31st July 2026 at a passing rental of **£36,550 per annum** exclusive.

TERMS

Incentives are available to an ingoing occupier subject to status.

EPC

The Energy Performance Asset Rating is **Band E (102)**. A full copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£37,000
2024/2025 UBR	£0.499
Estimated Rates Payable	£18,463

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

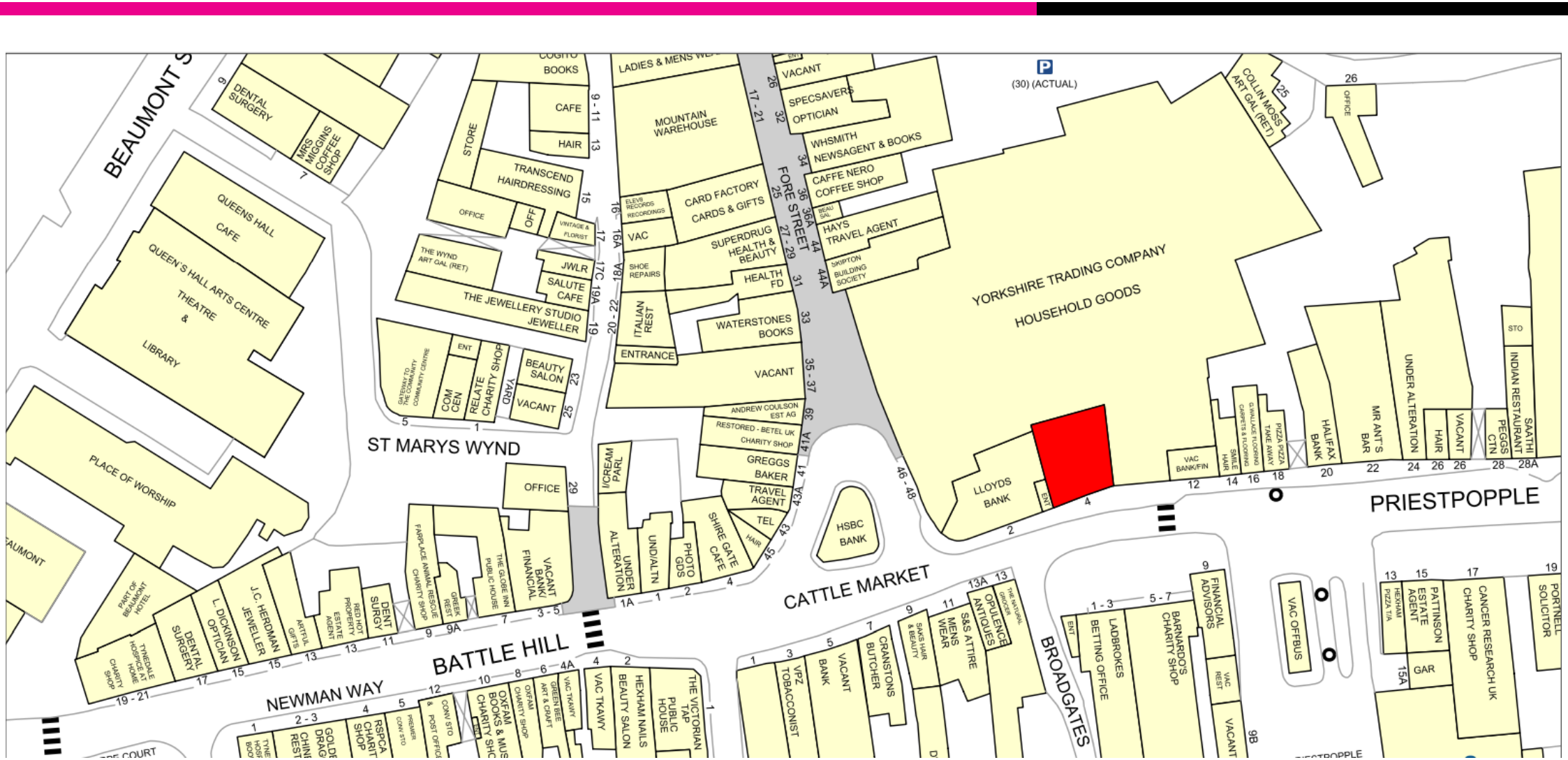
VIEWING

For enquiries, viewing, and general information, please contact:

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