



TO LET

Prominent Ground Floor Retail

Unit 46 Priestpopple, Hexham
NE46 1PQ

Location

The property is situated in a busy and extremely prominent position on Priestpopple close to the junction with the A695 Hexham to Cartridge Road. The building is situated at the Eastern end of Priestpopple with nearby occupiers including Saks Hair, The County Hotel, a Veterinary Practice and the Hexham Chippy.



Accommodation

The property provides a self-contained ground floor retail unit with side access for servicing. There is a clear open sales area from the front to the rear. A rear car park provides a number of spaces which are available by way of separate negotiation. The property is heated via a gas fired central heating system. The premises were formerly used as an insurance office & have an A2 planning consent. The unit is suitable for a variety of A1 & A2 uses under the existing planning consent.

The unit provides the following dimensions & floor areas:

Internal width front	11.27m (37'0")
Sales depth	20.28m (66'6")
Ground floor sales	150.2sqm (1617 sqft)
Storage cupboard	3.15sqm (34sqft)
Plus WC facilities	

Rating

The premises are currently entered into the Valuation List at RV £19,000. This assessment however includes the 1st floor accommodation which is no longer included in the demise and therefore the Rateable Value will require re assessment. The current rates payable on the existing assessment are as follows:

$$RV \text{ £19,000} - RV \times \text{current UBR (0.493p)} = \text{£9,367pa}$$

Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current.

Terms of Offer

The property is to be made available by way of a new effectively full repairing and insuring lease by way of service charge contribution for a term to be agreed of minimum length 5 years.

Offers in the region of £19,750 per annum exclusive are invited for the property.

Legal Fees

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

Energy Performance Certificate

E: 117



VAT

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

Viewing

Strictly by prior appointment with agents BNP Paribas Real Estate or the joint agent at Reid Birkett, Mike Birkett on 01661 820 771

Bikki Purewal

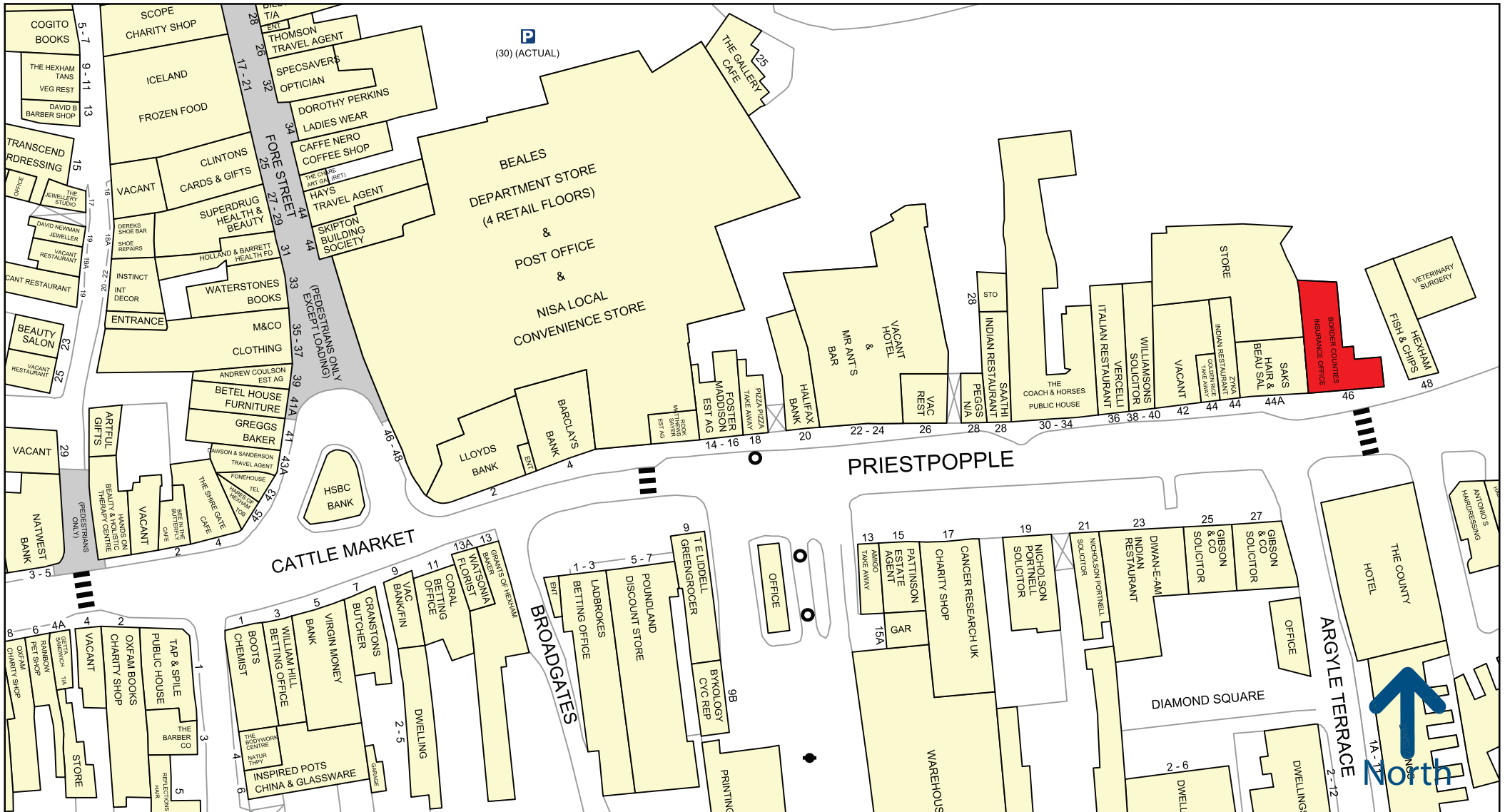
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Subject to Contract – February 2016

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50 metres

Experian Goad Plan Created: 18/05/2015
 Created By: BNP Paribas Real Estate UK