



## SHOP TO LET

**25 St Mary's Chare, Hexham, Northumberland, NE46 1NQ**

Ground floor shop | Popular Market Town | Suitable for a variety of uses, subject to planning consent |  
Rent only £9,750 per annum

### LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre around 23 miles to the east.

The town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre. The property lies within the Hexham Conservation area.

The property is located on St Mary's Chare which runs parallel with Fore Street which is one of the main shopping streets within the town. Retailers within the town centre include Boots the Chemist, Greggs, Mountain Warehouse, Iceland and Sea Salt.

St Mary's Chare attracts smaller independent retailers as well as beauty salons and restaurants.

#### **DESCRIPTION**

The property comprises a ground floor retail unit within a two-storey building of brick construction under a pitched tile covered roof.

The property benefits from a partially recessed traditional single glazed timber framed shop front.

Internally, the main retail area is presented in good condition and benefits from a suspended ceiling with integral lighting. To the rear is a storage area/office and w.c.

#### **ACCOMMODATION**

We have measured the property as providing the following net internal areas:

##### Ground floor

Retail area	30.98 sq m	(333 sq ft)
Store	10.00 sq m	(108 sq ft)
<b>Total</b>	<b>40.98 sq m</b>	<b>(441 sq ft)</b>

#### **TENURE**

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

#### **RENT**

The property is available to let at a rent of £9,750 per annum exclusive of business rates and payable quarterly in advance.

#### **BUSINESS RATES**

The property is assessed for business rates as follows:

Description:	Shop & Premises
Rateable Value:	£10,250

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable. It is envisaged that most occupiers will benefit from small business rates relief where this is their only commercial property and that no business rates will be payable.

#### **VIEWING**

Strictly by appointment by sole agents youngsRPS.

Contact Chris Pattison or Paul Fairlamb on 0191 2610300

#### **LEGAL COSTS**

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

*All figures quoted above are exclusive of VAT where chargeable.*

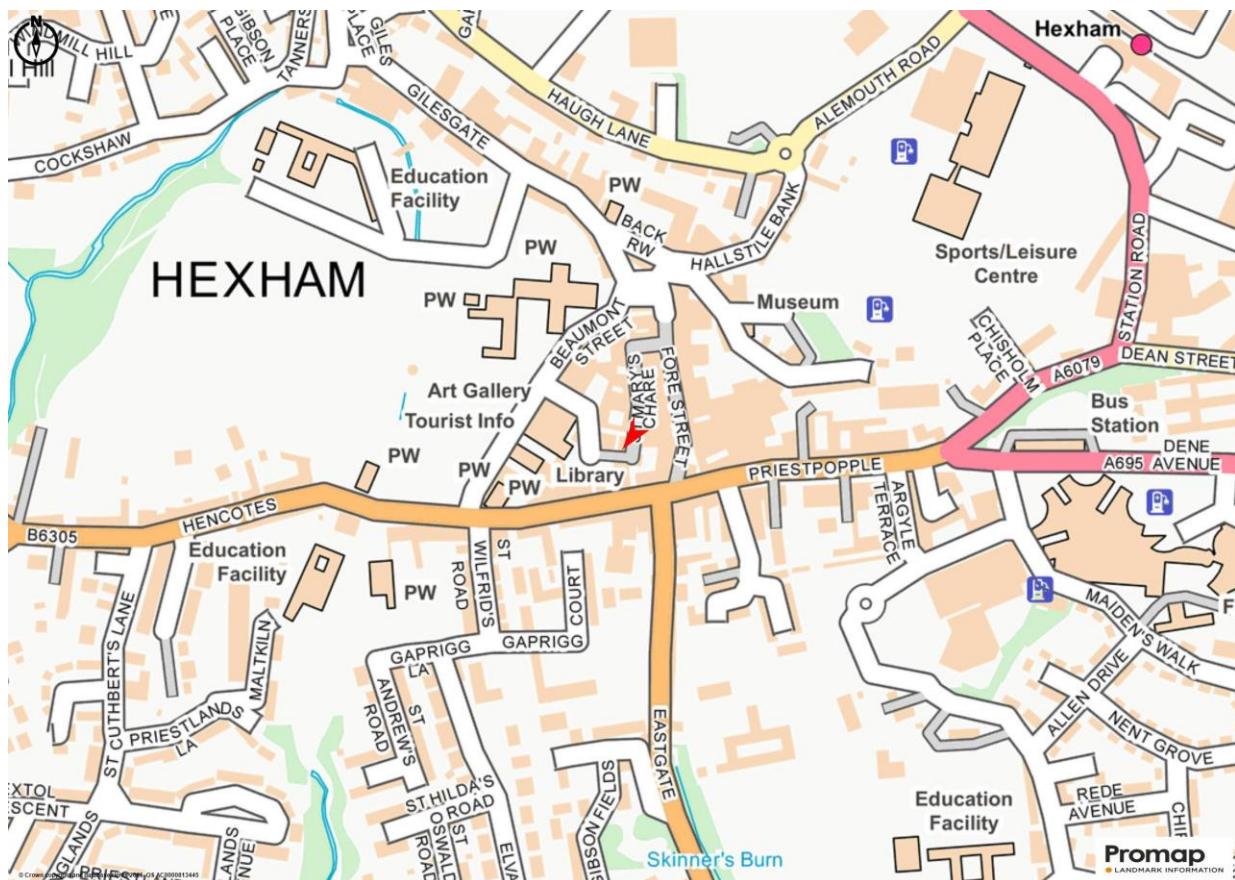
## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-59.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)





*PLEASE NOTE THESE ARE HISTORIC PHOTOGRAPHS FROM THE PREVIOUS OCCUPATION*

### **Particulars amended January 2026**

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