



SHOP TO LET

1 Newman Way, Battle Hill, Hexham, Northumberland, NE46 1BB

Ground floor shop | Suitable for a variety of uses, subject to planning consent | Two parking spaces to rear
Prominent town centre location | Rent £13,000 per annum

LOCATION

Situated in the centre of Hexham, a historic and well-established market town in Northumberland, this property enjoys prime visibility and accessibility. Hexham lies on the A69 Trans-Pennine route, offering direct access to the A1 approximately 20 miles to the east, with Carlisle 38 miles to the west and Newcastle upon Tyne around 23 miles to the east.

The town boasts excellent transport connections, including a mainline railway station on the Newcastle–Carlisle line, ensuring convenient access by rail.

The property is located within the Hexham Conservation Area on Battle Hill, a key thoroughfare through the town centre and is just 50 yards from Fore Street, Hexham's main retail area. This prominent position benefits from high levels of footfall and passing traffic, making it a highly attractive prospect for a variety of occupiers.

DESCRIPTION

The subject property comprises an end-terrace ground floor retail unit within a three storey building of brick and stone construction under a slate covered pitched roof.

Internally the property provides a main retail area with two partitioned rooms featuring carpeted floors, plastered walls and suspended ceiling with integrated lighting. To the rear is a kitchen and WC's, as well as rear access and an external storage cupboard. The shop also benefits from two parking spaces to the rear. The property lies within Hexham conservation area.

ACCOMMODATION

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

Retail area	63.52 sq m	(684 sq ft)
Kitchen:	8.02 sq m	(86 sq ft)
TOTAL	71.52 sq m	(770 sq ft)

USE

The property is suitable for retail use and was previously used as a book shop. It may also be suitable for other uses, subject to planning consent being obtained if required.

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 £13,000 per annum exclusive of business rates, payable monthly in advance.

The property is not registered for VAT and therefore VAT will not be payable on the rent.

BUSINESS RATES

The property is entered into the Rating List as follows:

Description: Shop & premises
Rateable value: £9,800

It may be likely that occupiers could qualify for small business rates relief. Interested parties should make enquiries directly with the Local Authority.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Chris Pattison or Paul Fairlamb Tel: 0191 2610300

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

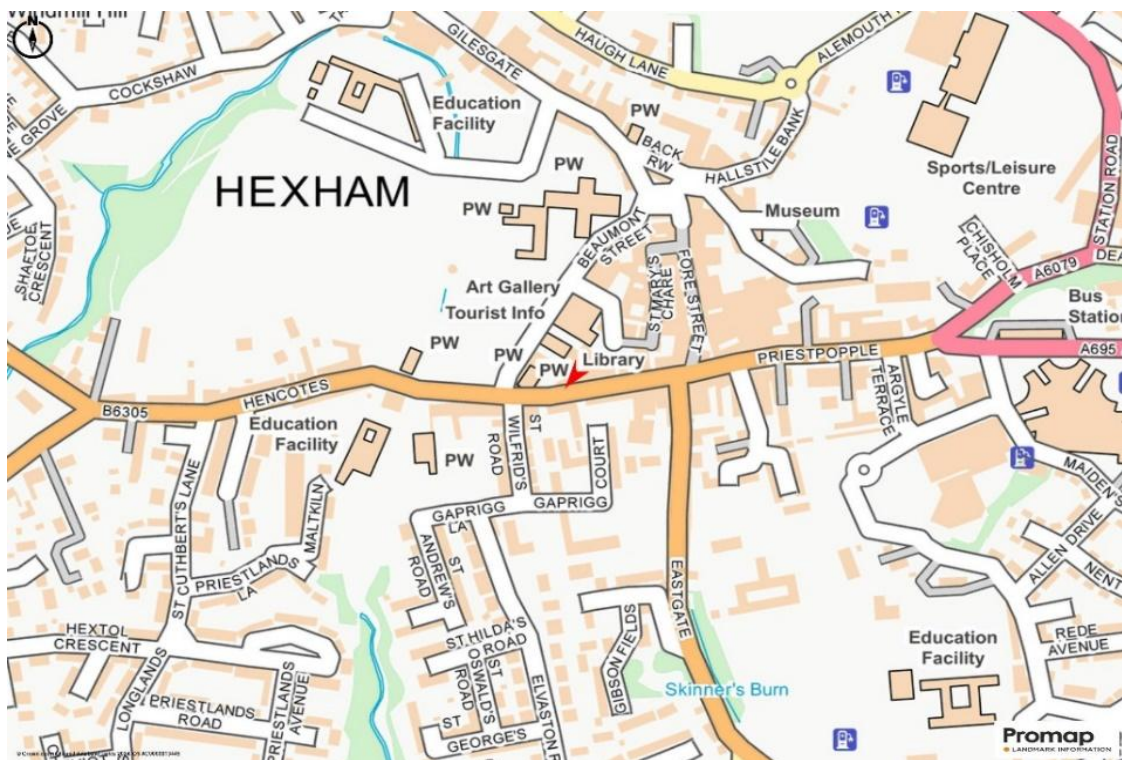
Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D-78.

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





Particulars amended April 2026

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