



## SHOP TO LET

**30 Fore Street, Hexham, Northumberland, NE46 1LZ**

Prime retail unit | Town centre location | Former opticians | Spacious accommodation | Suitable for a variety of uses, subject to planning consent | Rent £30,000 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 property is located in a central position on Fore Street, the main retail area of Hexham town centre. This position benefits from excellent levels of footfall, with surrounding occupiers including TG Jones, Mountain Warehouse, Boots Pharmacy, Superdrug, Costa, Caffé Nero and Greggs. The property lies within the Hexham conservation area.

#### **DESCRIPTION:**

The property is a Grade II listed mid-terraced, three-storey building with retail space to the ground floor, and ancillary storage space to the upper two floors. It was previously occupied by Specsavers. The ground floor features a timber framed, single glazed shop front, laminate and tile carpet floor, plastered painted walls and suspended ceiling with integral lighting. It also has air conditioning/heating system. The first floor is fitted to a similar standard with carpeted floors, painted walls and suspended ceilings. The second floor is somewhat more basic in specification.

#### **ACCOMMODATION:**

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

Ground floor retail:	84.36 sq m (908 sq ft)
First floor ancillary:	44.93 sq m (484 sq ft)
Second floor ancillary:	46.40 sq m (499 sq ft)
<b>Total:</b>	<b>175.69 sq m (1891 sq ft)</b>

#### **USE**

The property is suitable for retail use and was previously used as an opticians. It may also be suitable for other uses, subject to planning consent being obtained if necessary

#### **TENURE**

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 £30,000 per annum, exclusive of business rates, payable quarterly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent.

#### **BUSINESS RATES**

The property is entered into the Rating List as follows:

Description: Shop and premises

Rateable value: £29,000

#### **LEGAL COSTS**

Each party is to bear their own legal costs.



## VIEWING

Strictly by appointment with youngsRPS.  
Contact Chris Pattison or Paul Fairlamb Tel: 0191 2610300  
Or Joint Agents, Dunlop Heywood.

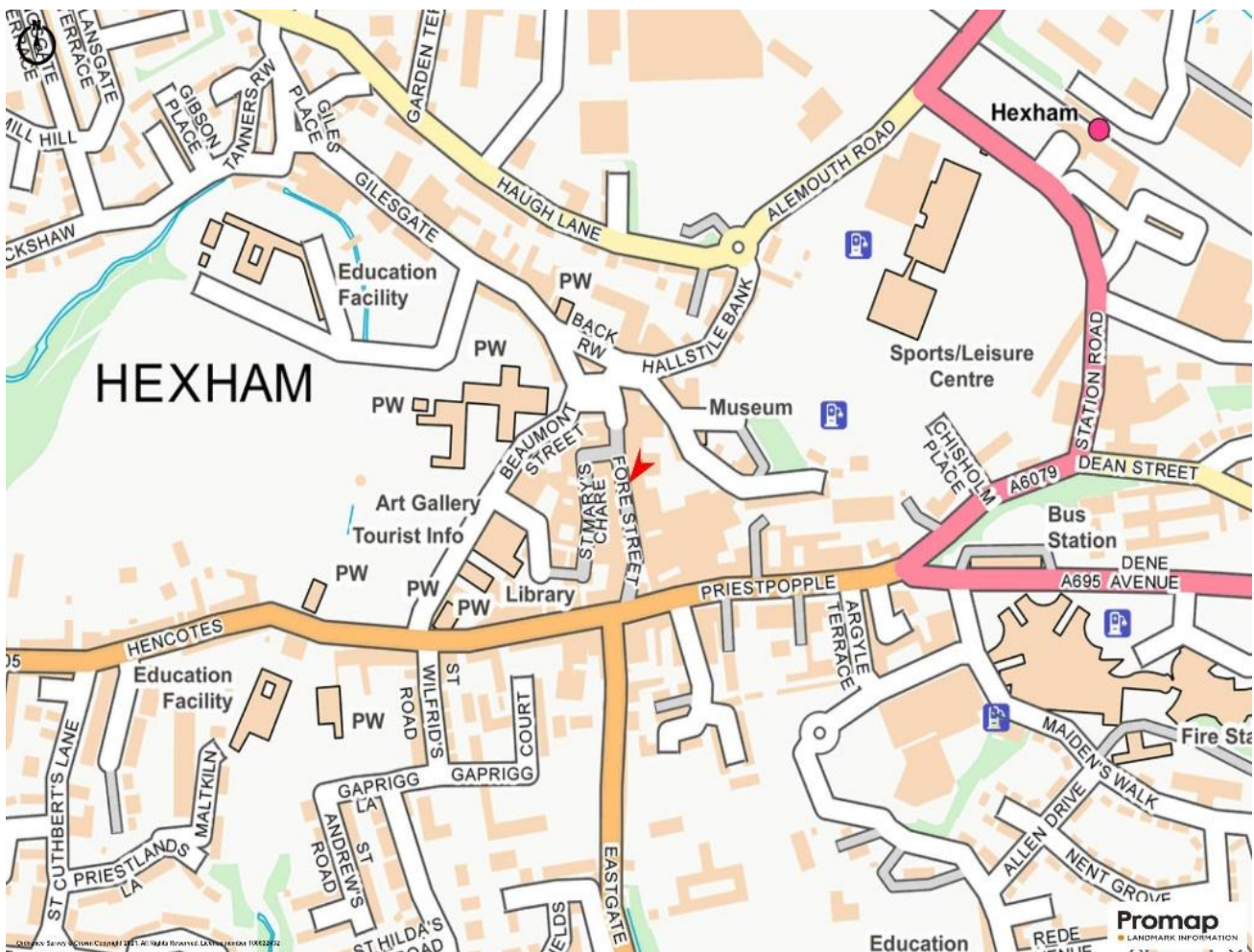
## LOCAL AUTHORITY

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 is rated C-59. A copy of the EPC certificate and recommendation report is available on request.





## Particulars prepared January 2026

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