



SHOP TO LET

23 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 £8,500 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 and Sea Salt.

St Mary's Chare attracts smaller independent retailers as well as beauty salons, craft shops 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 plastered walls and ceiling with spot lights. It has most recently been used as a beauty salon and comprises reception area and two treatment rooms as well as a w.c and store.

ACCOMMODATION

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

Ground floor

Reception/treatment area	26.69 sq m	(287 sq ft)
Treatment room	9.55 sq m	(103 sq ft)
Treatment room	4.04 sq m	(44 sq ft)
Store	1.95 sq m	(21 sq ft)

Total **42.23 sq m (455 sq ft)**

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 £8,500 per annum exclusive of business rates and payable quarterly in advance.

BUSINESS RATES

The property is currently assessed for business rates as follows:

Description:	Shop & Premises
Rateable Value:	£8,000

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

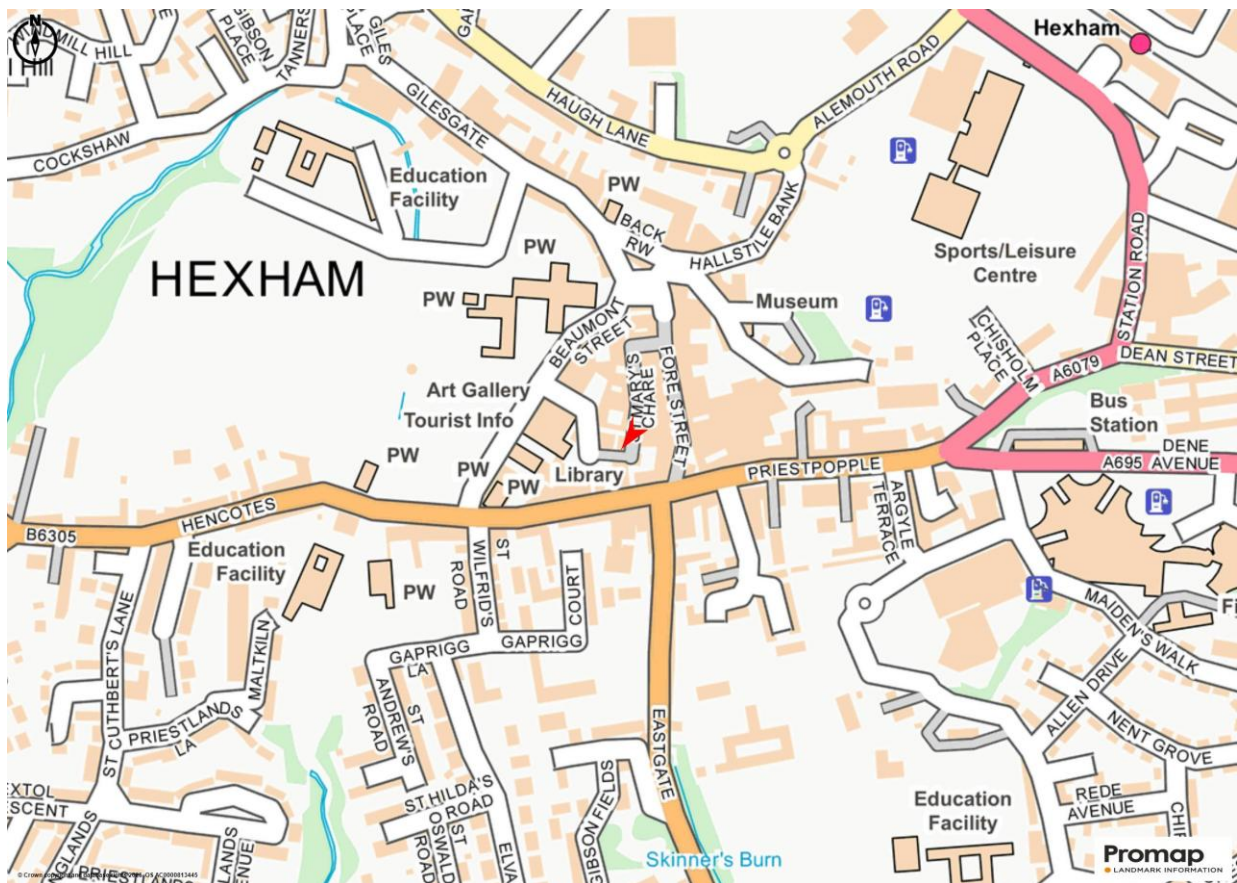
Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-57.

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





Particulars amended June 2026

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