

To Let



Hexham

Unit 1 (Homebase), Tyne Valley Retail Park, NE46 1EZ
Retail Park / Class E

Ground Floor: 20,000 sq ft (1,858 sq m)

Rent on Application

Subject to formal vacant possession.

The premises are occupied by Homebase, in Administration.

Location & Description:

- Hexham is a market town in Northumberland, located close to the A69 which links Newcastle c.22 miles to the east, and Carlisle c.38 miles to the west.
- Tyne Valley Retail Park is home to Pets at Home, Poundstretcher and Majestic Wine, providing c.150 car parking spaces.
- Located nearby is Hexham's Wentworth Leisure Centre, Tesco Extra, Waitrose and Next.

Accommodation:

Homebase are the current occupier trading under a recent administration.

The accommodation is arranged over ground and mezzanine floors, with an external garden centre and rear servicing.

Demise:

Ground Floor GIA	20,000 sq ft (1,858 sq m)
Mezzanine GIA	7,000 sq ft (650 sq m)
Garden Centre	6,500 sq ft (604 sq m)

Rent:

Rental offers are invited.

Lease:

Subject to formal vacant possession, the premises are available on a new lease for a term of years to be agreed.

EPC:

Available upon request.

Rating Assessment:

The premises currently has a rateable value of £223,000. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge for the year 2024 stands at approximately £17,165.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

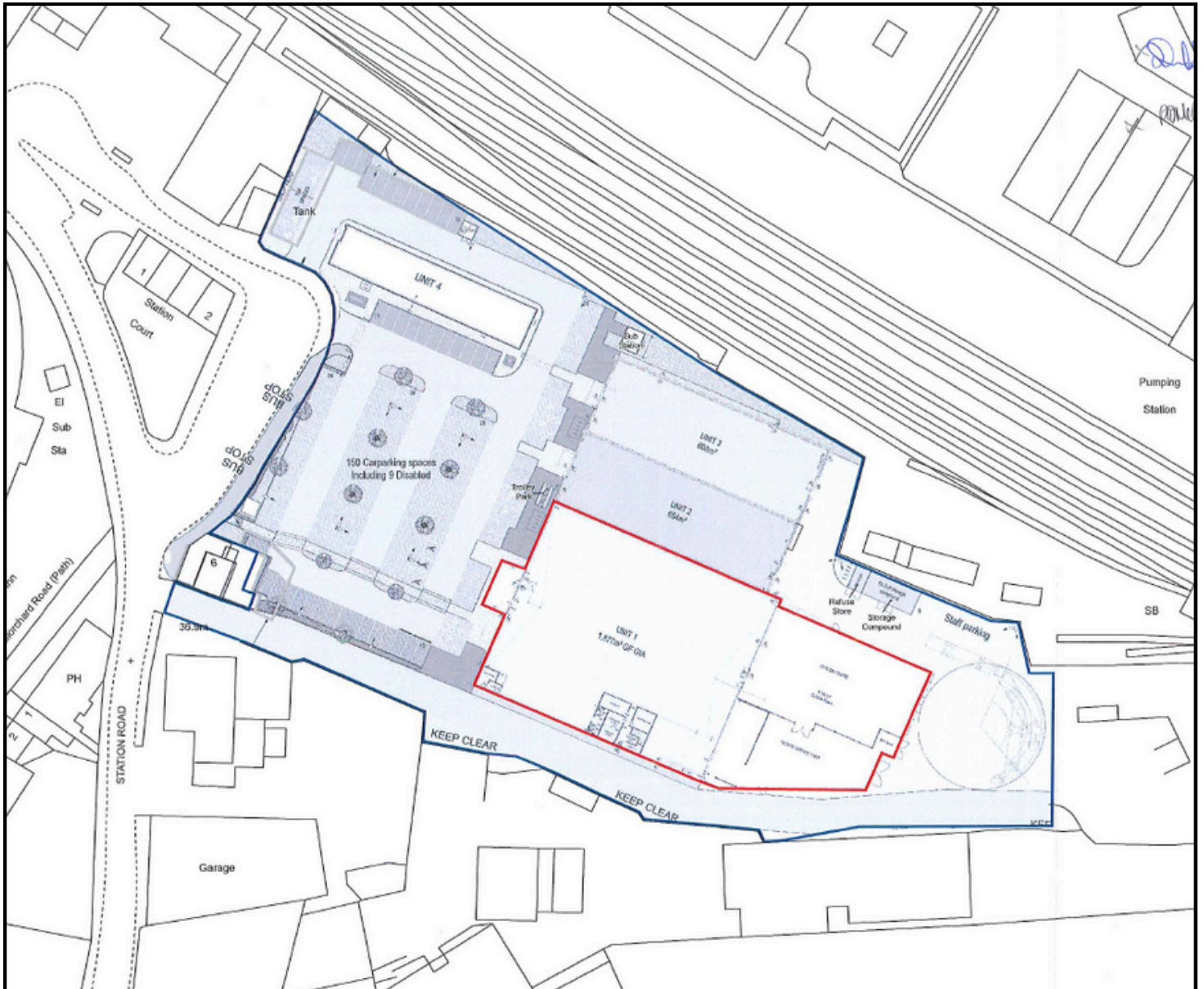
November 2024

SUBJECT TO CONTRACT

WITHOUT PREJUDICE

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