

Hexham - 9 Battle Hill, Northumberland NE46 1BA
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Hexham - 9 Battle Hill, Northumberland NE46 1BA

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £110,000
- Gross Initial Yield: 10.25%
- Rental Income: £11,280 p.a.
- VAT is NOT applicable to this property
- Let until April 2033. Rent review in 2029 linked to RPI.
- Comprises ground floor retail shop t/a barber shop.
- Located on Battle Hill, which forms part of the main vehicular route through Hexham town centre, with occupiers nearby including Post Office, HSBC, Greggs and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 9 (Ground Floor)	Ground Floor: 117.40 sq m (1,264 sq ft) Open plan retail, kitchen, storage, office, wc	Individual t/a Barber Shop	6 Years 11 Months from 14 May 2026	£11,280	Note 1: FRI Note 2: Rent review on 14.05.2029 linked to RPI. Note 3: Break clause 14.05.2027 with 6 months' notice. Note 4: Rent deposit held of £2,820. Note 5: Lease within the Landlord and Tenant Act 1954
Total				£11,280	

Hexham - 9 Battle Hill, Northumberland NE46 1BA

Virtual Freehold Retail Investment



Property Description:

Comprises ground floor retail shop t/a as barber shop, providing the following accommodation and dimensions:

Ground Floor: 117.40 sq m (1,264 sq ft)

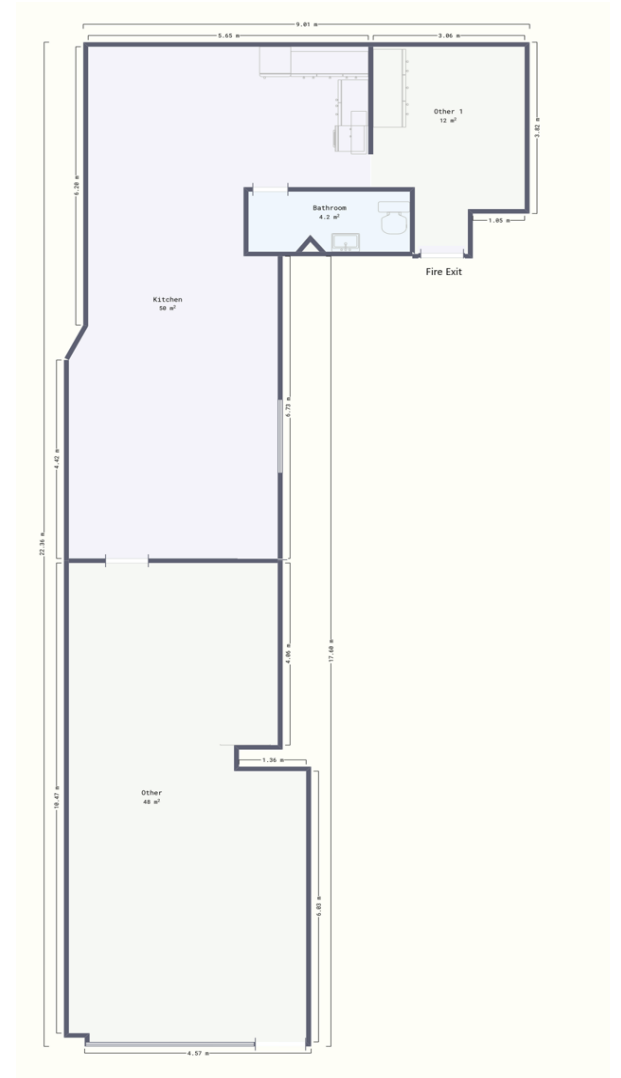
Open plan retail, kitchen, storage, office, wc

Tenancy:

The property is at present let to an Individual t/a Barber Shop for a term of 6 years 11 months from 14th May 2026 at a current rent of £11,280 per annum and the lease contains full repairing and insuring covenants. Rent review on 14.05.2029 linked to RPI. Tenant has option to determine the lease on 14.05.2027 with minimum of 6 months' notice. Rent deposit held of £2,820. Lease within the Landlord and Tenant Act 1954

Tenure:

Long leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.



Hexham - 9 Battle Hill, Northumberland NE46 1BA

Virtual Freehold Retail Investment



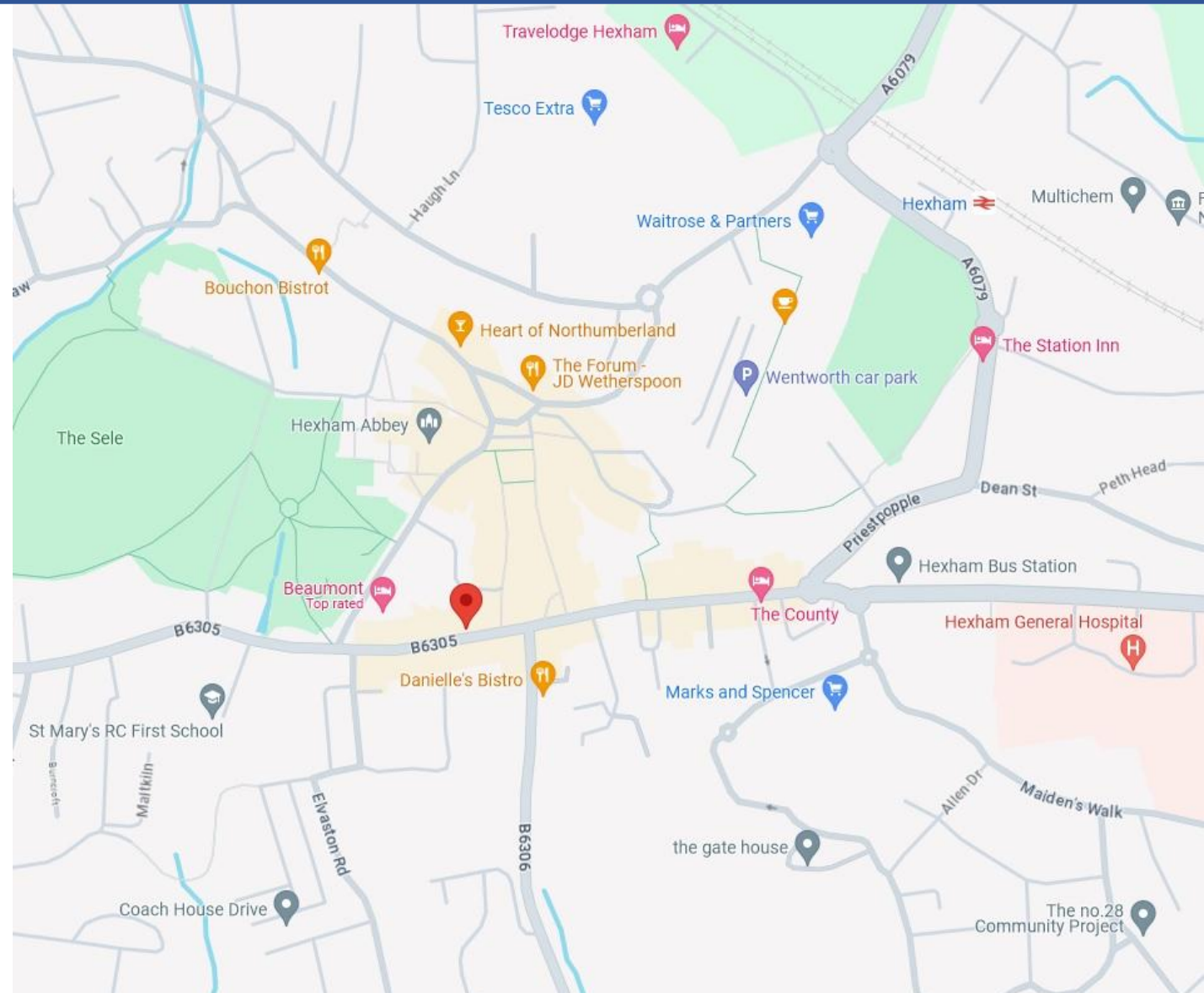
Hexham - 9 Battle Hill, Northumberland NE46 1BA

Virtual Freehold Retail Investment



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 property is located on Battle Hill, which forms part of the main vehicular route through Hexham town centre. Fore Street is located approximately 50 yards to the east. The property adjoins the Globe Inn, and is directly opposite the town's Post Office.



Hexham - 9 Battle Hill, Northumberland NE46 1BA

Virtual Freehold Retail Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.