



## SHOP TO LET

26 Fore Street, Hexham, Northumberland, NE46 1LZ

Small ground floor retail unit | Prime position on Fore Street opposite Boots & Mountain Warehouse |  
Town centre location | Potential small business rates relief | Rent £12,000 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 well positioned in Hexham, lying on Fore Street, which is the traditional main retail core of the town centre.

The street is pedestrianized and other occupiers in the immediate vicinity include, Boots the Chemist, Mountain Warehouse, Specsavers, Hays Travel, Card Factory and Costa.

## DESCRIPTION

The subject property comprises a ground floor shop within a three-storey building of stone and brick construction. There is a single storey offshot to the rear. To the front is a new single glazed timber framed shop front.

Internally the property provides a retail area to the front with storage areas and w.c. to the rear. The shop has been recently refurbished and benefits from painted walls and ceilings and surface mounted lighting.

There is a small enclosed yard area to the rear.

## ACCOMMODATION

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

### Ground Floor

Retail area	30.51 sq m	(328 sq ft)
Rear store	12.10 sq m	(130 sq ft)
TOTAL	42.61 sq m	(458 sq ft)

## USE

The property is suitable for retail use. 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 effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

The property is available to let at a rent of £12,000 per annum exclusive of business rates, payable quarterly in advance.

## VAT

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

## BUSINESS RATES

The property is entered into the 2026 Rating List as follows:

Description:	Shop & premises
Rateable value:	£10,500

It is anticipated that new tenants will benefit from small business rates relief if this is their only commercial property and there may therefore be no rates payable. However, potentially interested parties should seek confirmation from the business rates department of 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

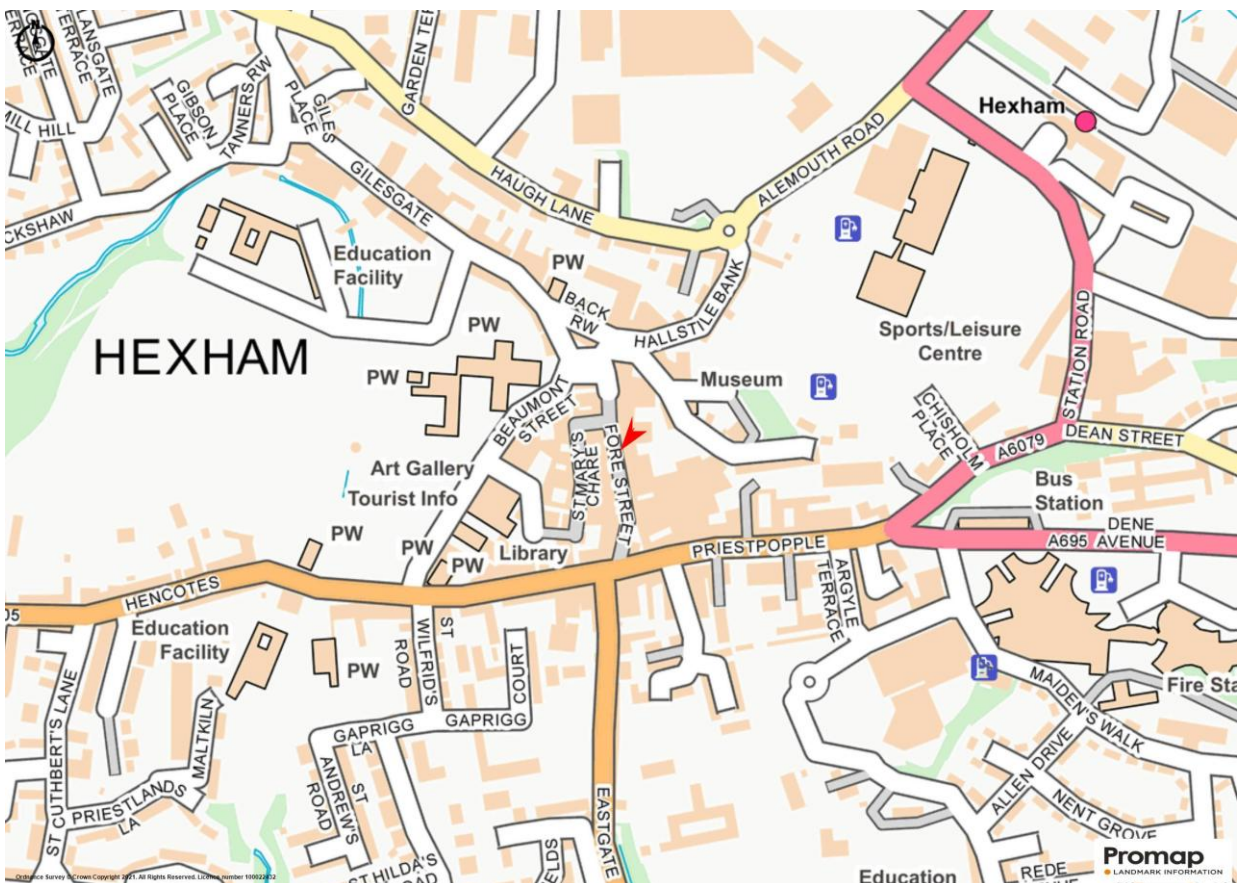
Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

*All figures quoted above are exclusive of VAT where chargeable.*

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C-67.

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





## Particulars prepared June 2026

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