



26 Hallgate, Hexham, Northumberland NE46 1XD

Attractive two storey office accommodation in the centre of Hexham offering circa 900 sq ft (85m²)

Rent: £10,000 p.a.

The double fronted property occupies an end of terrace location which provides attractive office space spread over two floors.

ACCOMMODATION

Ground Floor

Rear Office

4.5m x 4 m (14'7" x 13'1") (max)

With fitted cupboards, radiator and windows overlooking the rear yard.

Reception/Front Office

4.2m x 4.7m (13'8" x 15'4") (max)

With under stair cupboard, small kitchen area including sink unit, two radiators, windows to front and rear.

Front Office

3.9m x 4.6m (12'8" x 15'1") (max)

With fitted cupboard, metre cupboard below window, Marathon gas central heating boiler together with timer, radiator, window to front.

First Floor Office

4.1m x 4.7m (13'4" x 15'4") (max)

With two radiators, traditional feature fireplace, fitted cupboard and shelving, window to front.

WC

Partially tiled with pedestal sink, low level radiator and Ventaxia extractor fan.

Office

3.3m x 1.6m (10'8" x 5'2") and 3.15m x 1.6m (10'3" x 5'2")

With radiator, shelving, traditional feature fireplace, storage cupboard, window to front.

OUTSIDE

The property benefits from access directly onto the public highway.

RENTAL

Annual rental of £10,000 p.a. The tenant will be responsible for all outgoings on the property including for Business Rates.

Business Rates

Offices and Premises: £5,100

TERM

The property will be available on a new lease for approximately from the beginning of October 2018.

SERVICES

Mains water, electricity, drainage and natural gas are supplied to the property.

The property is also fully wired for telephone and computer systems.

CENTRAL HEATING

Gas fired central heating.

LOCATION

The property is located a little to the south east of Hexham Market Place. On foot continue along Fore Street and then turn right through the archway under the Moot Hall following the road around to the right. Then continue down the hill towards the Wentworth Sports Centre and the property can be found on the right hand side, behind Robbs Department Store.

DETAILS PREPARED: July 2018

IMPORTANT NOTICE

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