

To Let



Hexham

Unit 3. Valley Retail Park, NE46 1EZ
Retail Park / Class E

Ground Floor: 7,515 sq ft (698 sq m)
Rent: £115,000 pax
Subject to Vacant Possession

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.
- Valley Retail Park is home to B&M, Pets at Home and Majestic Wine, providing c.150 car parking spaces.
- Located nearby is Hexham's Wentworth Leisure Centre, Tesco Extra, Waitrose and Next.

Accommodation:

The accommodation is arranged over ground floor only with rear servicing.

Demise:

Ground Floor 7,515 sq ft (698 sq m)

Rent:

£115,000 per annum exclusive.

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.

Service Charge:

On-account service charge for the current year stands at approximately £4,292.

Rating Assessment:

Rateable Value (2026) – £83,500.

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:

April 2026

SUBJECT TO CONTRACT / WITHOUT PREJUDICE

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Mark Proudlove

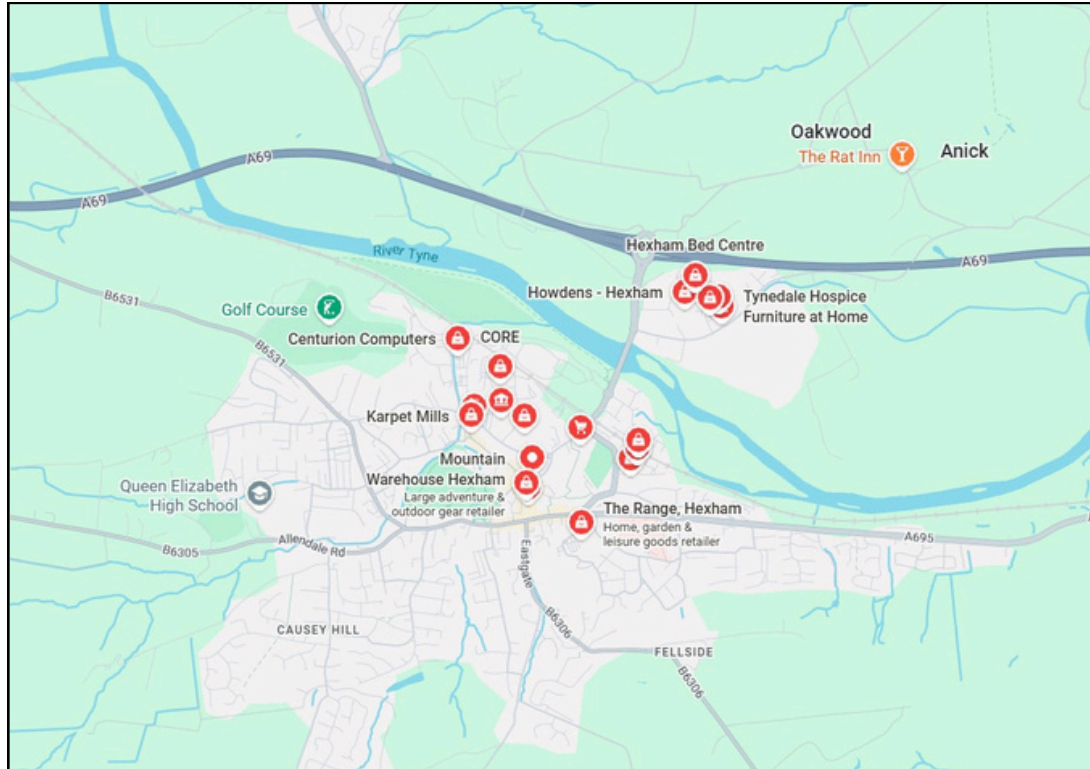
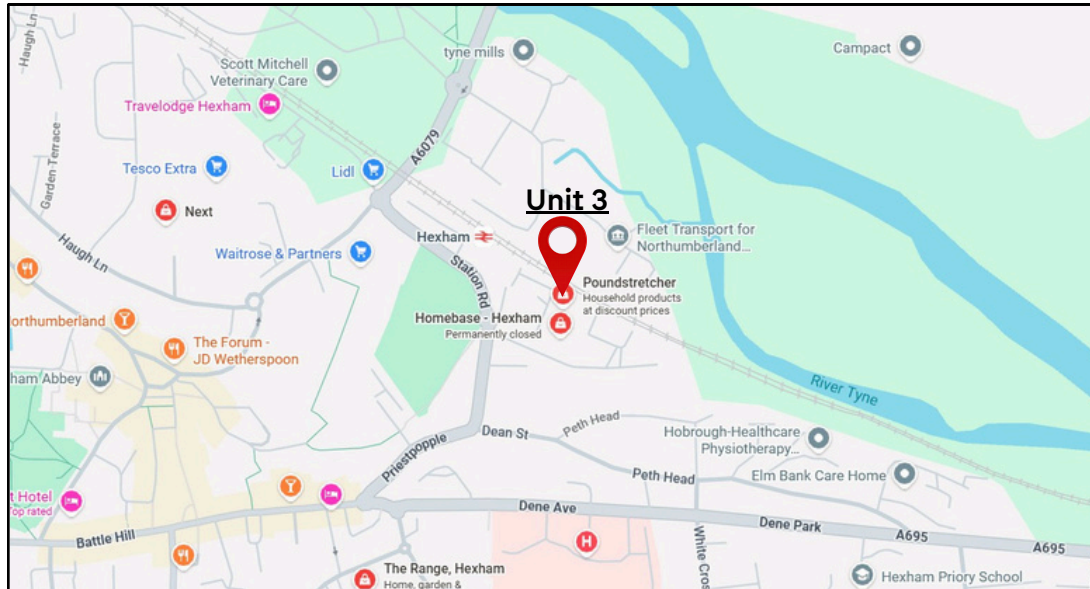
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