

RETAIL PARK PROPERTY / CLASS E

Unit 3 (Poundstretcher) Valley Retail Park, Hexham NE46 1EZ

**LET****Rent: On application****Ground Floor Area****7,515 Sq ft / 698 Sq M****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob: 07808 479310****Email: mark@barkerproudlove.co.uk**

Location:

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 Homebase, Pets at Home and Majestic Wine, providing c.150 car parking spaces.

Located nearby is Hexham's impressive Wentworth Leisure Centre, Tesco Extra, Waitrose and Next.

Accommodation:

Poundstretcher are the current occupier trading under a recent CVA.

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

Demise:	Sq Ft	Sq M
Ground Floor GIA	7515	698

Rent:

Rental offers are invited.

Tenure:

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

Business Rates:

The premises currently has a rateable value of £90,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £4,200.

EPC:

Energy Performance Asset Rating - Available on request

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 2020

Subject to Contract

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