

TO LET

- ✓ Catering/Retail opportunity
- ✓ Located on the west bound platform
- ✓ Situated close to main station entrance
- ✓ Approximately 950 passenger movements daily (Pre-COVID)
- ✓ EPC - TBC

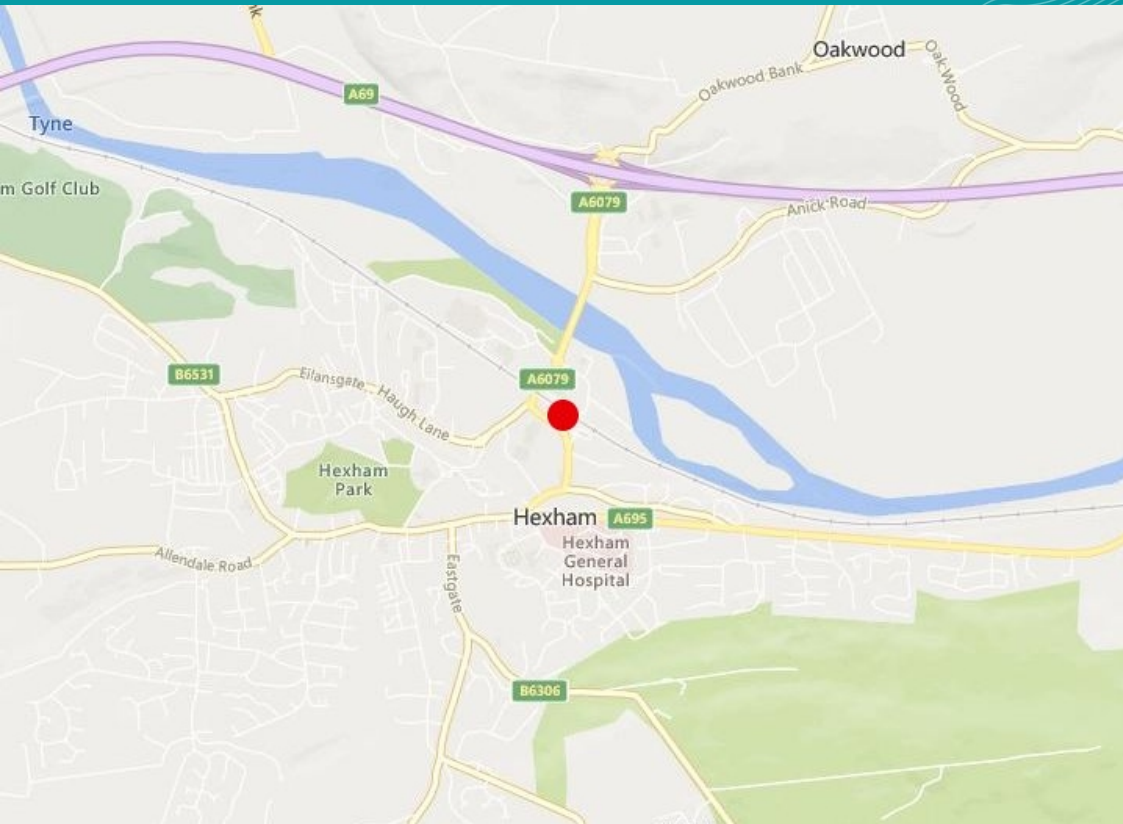


Hexham Station, Station Road, Hexham NE46 1EU

Commercial Opportunity

65 Sq Ft
(6 Sq M)

Hexham Station, Station Road, Hexham NE46 1EU



DESCRIPTION

On behalf of Northern, an opportunity exists for a retail/catering kiosk located on the west bound platform in close proximity to the main station entrance / ticket office / car park.

The tenant is responsible for all utility charges.

LOCATION

Hexham Station is located on the Tyne Valley Line which runs between Newcastle and Carlisle and in close proximity to the town centre.

Hexham is a historic market town and a popular tourist destination.

EPC

TBC

RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent.

SERVICE CHARGE & INSURANCE

The service charge will be the equivalent of 7.5% of the annual rent. The insurance rent will be the equivalent of 2.5% of the annual rent.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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