



RETAIL
TO LET

**UNIT 2, MAIDENS WALK
HEXHAM, NE46 1AP**

- Prominent location in Hexham
- Large, flexible, open plan space
- Great footfall
- Suitable for Leisure & Hospitality uses
- 290 car parking spaces
- Secure rear yard

£200,000 per annum
Viewing strictly by appointment

KEY POINTS

Tenure	To Let
Size	1,866.61m ² / 20,091.8ft ²
Availability	Immediate Occupation
Rateable Value	£184,000
Service Charge(s)	Available upon request
EPC Rating	(B)

KEY CONTACT(S)

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LOCATION

Unit 2 Maiden's Walk is well positioned within Hexham, offering convenient access to key regional centres and transport links. The property lies approximately 23 miles (37 km) west of Newcastle upon Tyne, providing direct access to the A69 which connects to the wider North East road network. Carlisle is around 40 miles (64 km) to the west, while Durham is approximately 35 miles (56 km) to the south-east.

The property is also well served by rail connections, with Hexham Railway Station within walking distance, offering regular services to Newcastle City Centre, Carlisle and other surrounding areas.

The location benefits from close proximity to other national retailers such as The Range, local amenities and convenient, on site car parking, making it a key position within the towns vibrant shopping environment. Hexham is a well established market town in Northumberland, with strong visitor appeal and a wide catchment area.

DESCRIPTION

The property comprises a large ground floor retail unit extending to approximately 20,091 sq ft GIA Ideally positioned near Hexham Town Centre, the property lends itself to a variety of retail, hospitality, or leisure uses.

The accommodation offers open-plan sales space with a flexible layout, completed by ancillary storage and staff welfare facilities to the rear.

A private rear delivery bay and secure service yard offer excellent logistics and servicing capabilities, whilst a substantial car park with approximately 290 spaces ensures convenient customer and staff access.

With a ridge height of 6.3 meters and strong local footfall, the unit presents an outstanding opportunity for occupiers seeking a high profile, versatile space in a prominent location.

ACCOMMODATION

The property includes the following gross internal areas:

Unit 2, Maidens Walk	M ²	Ft ²
Retail Area	1570.9	16,909.2
Stores	239.11	2,573.8
Staff Room & Ancillary	56.56	608.8
Total	1,866.61	20,091.8

TERMS

The property is available by way of an effectively full repairing and insuring lease on a term to be agreed. Rental offers are invited.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
Unit 2 Maidens Walk	£184,000

The Standard Business Rate for the year 2026/2027 is 48 pence in the pound. Retail, hospitality, or leisure uses may be eligible for further relief. Interested parties are advised to make their own enquiries with the local authority regarding eligibility and current rates.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant..

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

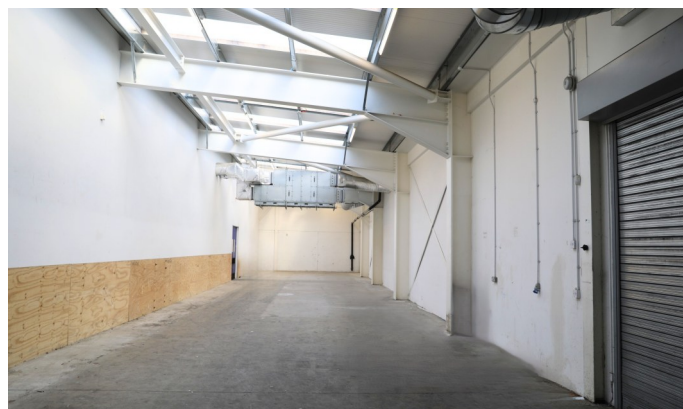
The property has an Energy Performance Certificate rating of (B)

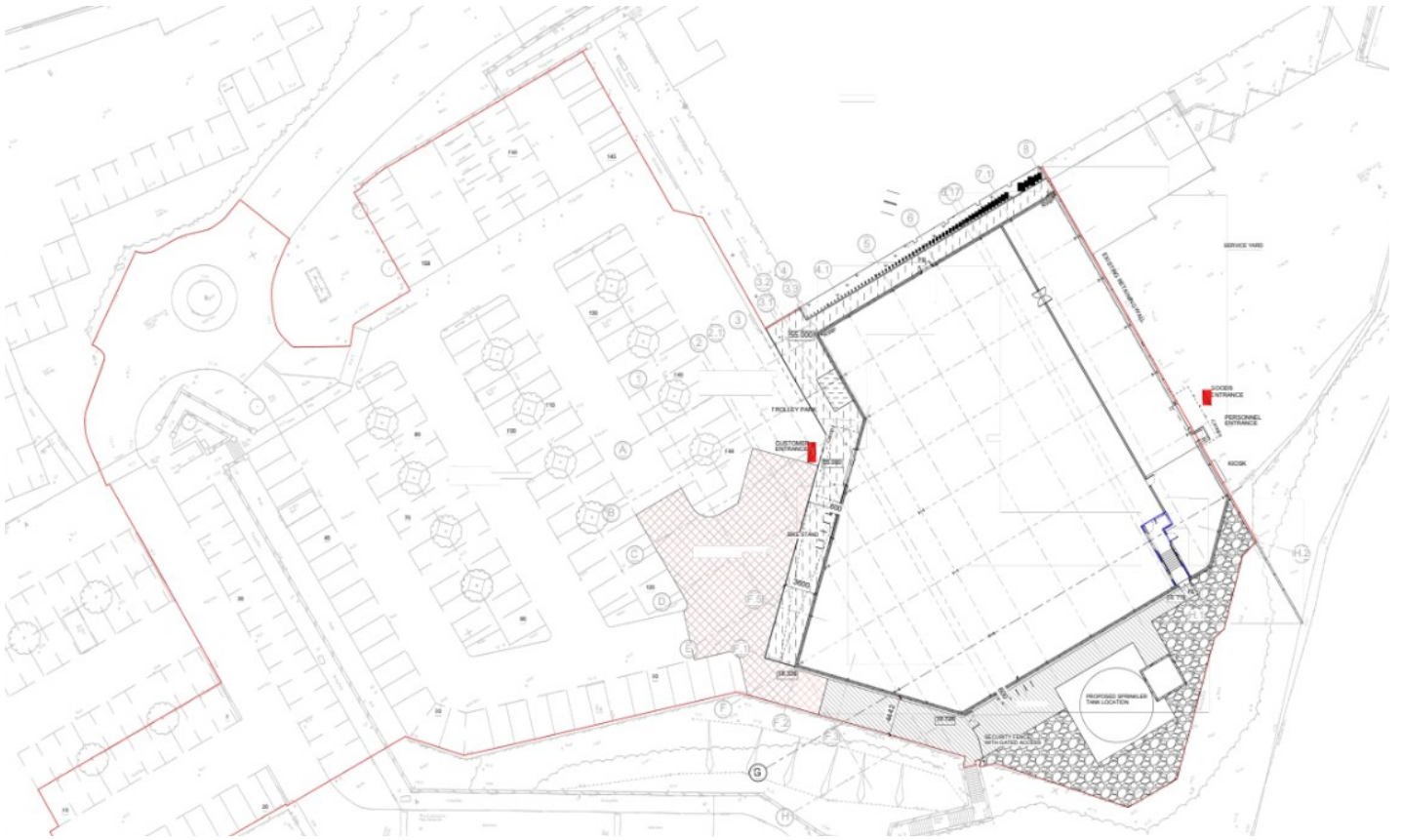
VAT

All figures are exclusive of VAT where chargeable..

WHAT3WORDS

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IMPORTANT NOTE: Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract. All terms are subject to contract. These particulars were created: [insert date]