

Hexham - 9A Battle Hill, Northumberland NE46 1BA
Virtual Freehold Restaurant Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £160,000
- Gross Initial Yield: 8.44%
- Rental Income: £13,500 p.a.
- VAT is NOT applicable to this property
- Lease renewal. Tenant in occupation since 2016.
- Let until April 2031, no breaks. Rent review in 2029 open market upward only
- Comprises ground floor restaurant with ancillary accommodation at first floor
- Located on Battle Hill, which forms part of the main vehicular route through Hexham town centre, with occupiers nearby including Post Office, HSBC, Greggs and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 9A (Ground & First Floor)	Ground Floor: 40 sq m (430 sq ft) Open plan restaurant, storage, wc First Floor: 115 sq m (1,238 sq ft) Kitchen. storage, office, ancillary	Individual t/a Restaurant	5 Years from 8 April 2026	£13,500	Note 1: FRI Note 2: Rent review on 08.04.2029 open market upward only Note 3: No breaks Note 4: Lease renewal. Tenant in occupation since 2016. Note 5: Lease within the Landlord and Tenant Act 1954
Total				£13,500	

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Property Description:

Comprises ground floor restaurant with ancillary accommodation at first floor, providing the following accommodation and dimensions:

Ground Floor: 40 sq m (430 sq ft)

Open plan restaurant, storage, wc

First Floor: 115 sq m (1,238 sq ft)

Kitchen, storage, office, ancillary

Total GIA: 155 sq m (1,668 sq ft)

Tenure:

Long leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.

Tenancy:

The property is at present let to an Individual t/a Greek Restaurant for a term of 5 years from 8th April 2026 at a current rent of £13,500 per annum and the lease contains full repairing and insuring covenants. Rent review on 08.04.2029 open market upward only. No breaks. Lease renewal. Tenant in occupation since 2016. Lease within the Landlord and Tenant Act 1954



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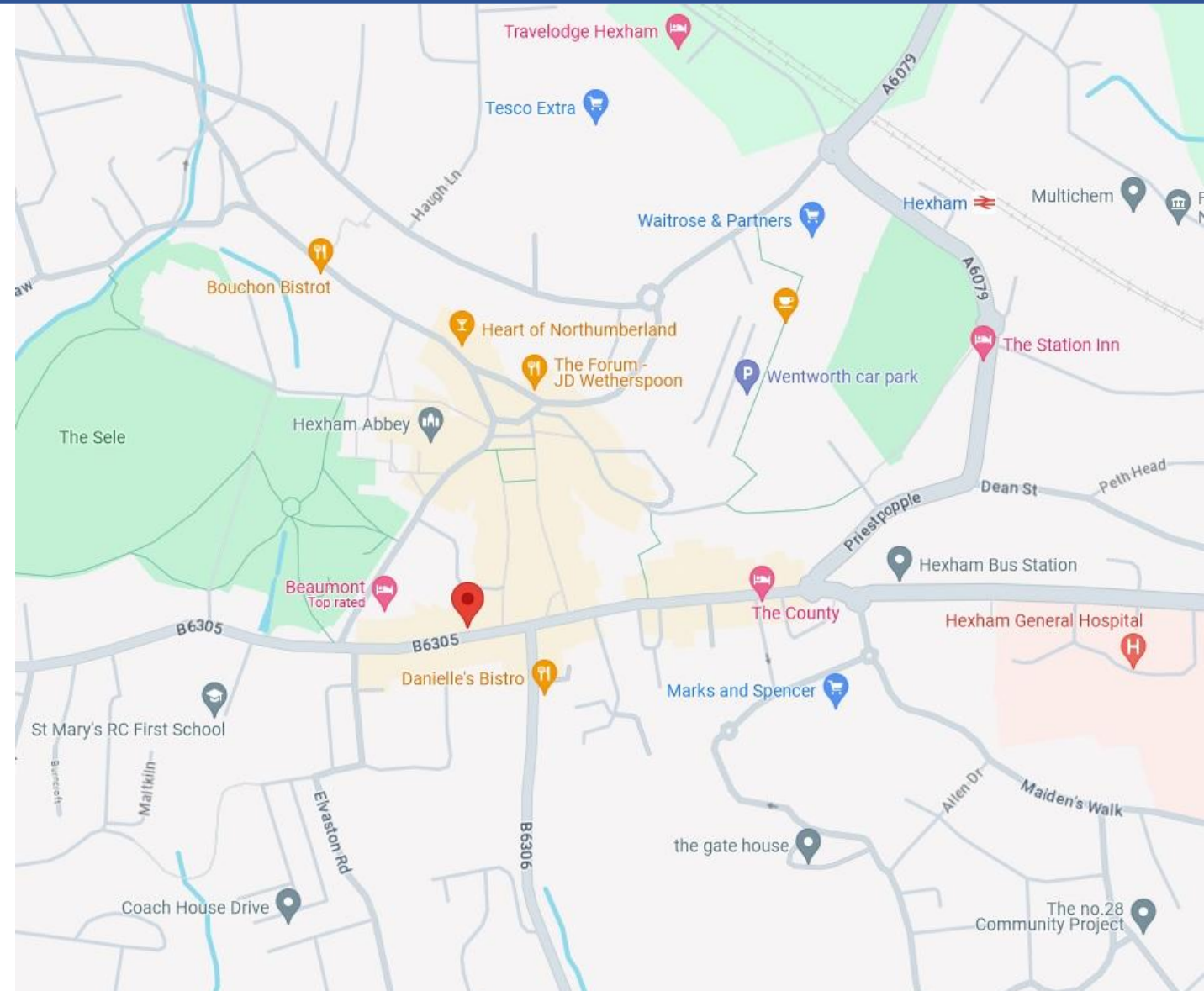
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Location:

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre around 23 miles to the east. The property is located on Battle Hill, which forms part of the main vehicular route through Hexham town centre. Fore Street is located approximately 50 yards to the east. The property adjoins the Globe Inn, and is directly opposite the town's Post Office.



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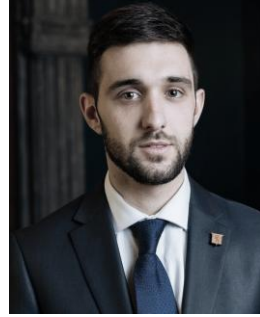
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Contacts:

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