



## Unit 1

### Allen Mill, Allendale, Northumberland NE47 9EA

- Modern Two Floor Office/Retail Suite
- Floor Area 77.20 sq. m. (831 sq. ft.)
- Suitable for Office, Retail & Light Industrial
- Dedicated Parking Bays
- Site Includes Ancient Monument, Café, Brewery, Indian Restaurant etc
- Communal Electric Car Charging Point
- Service Charge Payable

**Rent: £7,000 (plus vat) per annum**

# COMMERCIAL

## Location

Allendale is a large village in south west Northumberland within the north pennines area of outstanding natural beauty. The local economy is predominantly based on agriculture and tourism, although of late it has become a popular commuter town for Newcastle upon Tyne. Allendale sits approximately 12 miles to the south west of Hexham and approximately 35 miles distance from Newcastle.

## Description

Allen Mill site covers approx. 0.849 Hectares / 2.1 Acres comprising 7 commercial units, a gatehouse containing a toilet block, 2 car parking areas one with electric car charging point, the remains of the historic lead smelting mill and some undeveloped land which has the potential for further development. The site has security gates and CCTV cameras. A three-phase electricity supply is also available if required. There is roadside signage and tenants have access to the Allen Mill website for marketing etc.

The unit is located on the ground and first floor measuring circa 77.2 sq. m. (831 sq. ft.), it benefits from under floor heating provided by solar with oil boiler back up, numerous 13amp power points and BT telephone connection. It was formerly used as a kitchen show room but would suit a variety of uses having planning for offices, retail and light manufacturing.

## Notice

The photos provide were taken before the previous tenant moved out, new photos will be provided when we have access.

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

£7,000 +vat per annum.

## Service Charge

£300 per annum + vat (£360 inc vat) (this may vary)

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £3,450

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref:** I134 (Version 2)

**Prepared:** 15<sup>th</sup> November 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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