



**UNIT 9 VALLUM FARM, EAST WALLHOUSES,
NEWCASTLE UPON TYNE, NE18 0LL**

- **Commercial kitchen/office space**
- **May be suitable for alternative uses**
- **Attractive working environment**
- **Good parking provision**
- **Rent £28,000 per annum**

To Let

LOCATION

Vallum Farm is located on the Military Road (B6318) in East Wallhouses, just 3 miles north of the A69 Trunk road, connecting Newcastle upon Tyne with Carlisle.

Vallum Farm lies approximately 14 miles west of Newcastle upon Tyne, 4 miles north-east of Corbridge, and approximately 8 miles east of the affluent market and commuter town of Hexham.

The A1 Trunk road is around 9 miles to the east and Newcastle International Airport lies approximately 11 miles to the north-east.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

Vallum Farm opened in 2005 and has developed over the years to provide a range of uses such as a tea room, restaurant, wedding venue, offices and industrial accommodation.

The subject property comprises a ground floor unit within a modern steel portal framed building.

Internally, the property is self-contained, and currently comprises an open office/reception area, with communal kitchen and storage space beyond.

The property benefits from a biomass underfloor heating system to most of the space.

There is a good provision of on site car parking.

ACCOMMODATION

We have measured the unit as providing the following net internal floor areas:

Office	39.02 sq m (420 sq ft)
Staffroom	13.22 sq m (142 sq ft)
Office	14.61 sq m (157 sq ft)
Communal kitchen	32.77 sq m (353 sq ft)
Communal kitchen	38.94 sq m (419 sq ft)
Store/production space	85.64 sq m (922 sq ft)

TOTAL 224.20 sq m (2413 sq ft)



Interior photograph

LEASE TERMS

The accommodation is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed.

A service charge is also payable as a contribution to the cost of maintaining the common parts of the development.

RENT

The property is available to rent at £28,000 per annum. VAT is chargeable on the rent and service charge.

In addition, the cost of utilities, building insurance and on site services are recoverable from the tenant.

RATEABLE VALUE

We understand the premises have a rateable value of £15,500.

Interested parties should contact the Local Authority to confirm the rateable value and the amount of business rates payable.

LEGAL COSTS

Each party is to bear its own legal costs.



Interior photograph



Location plan

VIEWING

Strictly by appointment with sole agents, YoungsRPS.

For further information please contact Paul Fairlamb on 0191 2610300.

LOCAL AUTHORITY

Northumberland County Council, Morpeth, Northumberland, NE61 2EF Tel: (0345) 6006400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-40.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars prepared November 2023

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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