



Allen Mill

Allendale, Northumberland NE47 9EQ

- Two Storey Block with 7 Fully Tenanted Commercial Units
- Rental Income £30,984.60 + vat per annum (£37,191.82 inc vat)
- Additional Service Charges Paid by Tenants
- Site Area 0.849 Hectares / 2.1 Acres
- Sites Includes Allen Mill's Scheduled Ancient Monument
- Potential Future Development
- Underfloor Heating via Bio Mass Boiler, Oil Fired Boiler & Solar Panels
- Electric Car Charging Point
- Huge Scope to Increase Rental Income
- Tenants include Vets, Restaurant, Showroom, Gallery, Café etc

Offers Over: £350,000

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 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. Electricity (including 3 phase) and water supplies are connected to the property and drainage is to the main sewer. Fibre optic services for BB are connected and have additional capacity to allow future development on the site. Although the site has never flooded even in the worse cases of high water a flood bund defence mound was erected during the development phase between the river and the stable block as the property had been designated as being in flood zone 3.

In 2007 – 2009 the site benefited from a Defra grant of £197,000 and an NCC Deminimus grant of £75,000 contributing to infrastructure of roads, sewerage and green energy heating. The grant money was match funded with a loan by our clients.

The whole site underwent a substantial programme of conservation, restoration and rebuilding, providing space for 7 businesses which can be viewed on the next page.

All units have their own toilet facilities and are finished to a high standard with internally plastered walls and ceilings, double glazed timber windows. Underfloor heating from a bio mass boiler supplemented with an oil fired boiler and solar panels on the roof.

Some units have currently been let on reduced rates to support the establishment of new businesses.

The site also includes the Allendale Brewery in separate ownership who share access rights.

This development provides a vital boost to the economy of the Allen Valleys with the tourist attraction (the scheduled monument) and the attractions provided by the tenants helping to bring visitors to the area which in turn supports the local shops and B&B providers.

In the last few years, further extensive work has been carried out on remains of the smelt mill (the scheduled monument). With the aid of the AONB, Allen Mills Ltd and the Allen Mill volunteers, bing steads, flues, ore hearths and a water wheel pit have been revealed and conserved.

As part of this project the Allen Mill Volunteers and other local people were offered the opportunity to learn the skills of using lime mortar in building conservation which they then used for their own projects, the idea also being for some to develop further and take up employment in this field.

The scheduled monument at Allen Mill can be seen behind a protective wood fence and is explained with interpretation panels and also a phone app. Free guided tours around the monument can also be arranged by appointment, e.g. these have been offered every year for the Heritage Open Day scheme.

The monument includes the remains of condensing chambers and reveratory ore hearths. An 1847 plan of the site shows 5 roasting furnaces, 8 ore hearths, a refining furnace, 2 reducing furnaces, 2 calcining furnaces, 2 reveratory furnaces, 1 slag hearth and a silver separating house with 18 pots. Future projects include more excavation and conservation with further grant support for the project 'Land of Lead and Silver' project managed by the AONB.

The mobile phone app. and interpretation panels enable visitors to view the site as it was in the 19th C. Current work also includes restoring the remains of the original water wheel pit and preparation for the installation of a new water wheel to provide an alternative source of power to the tenants on site.

The site has ample free parking for visitors plus an electric car charging point. A short enjoyable walk along the river East Allen connects Allen Mill to the village of Allendale with its pubs and shops.

Site area

0.849 Hectares / 2.1 Acres

Tenure

Freehold

Rental Income

£30,984.60 + vat per annum (£37,191.82 inc vat)

Website

www.allenmill.co.uk

Price

Offers Over £350,000

Viewing

Strictly by appointment through this office.

COMMERCIAL

Unit 1

Tenant - Red Onion Kitchen Design

Floor Area – 77.20 sq. m. (831 sq. ft.) Ground & First Floor

Rent - £6,099 per annum + vat (£7,318.80 inc vat)

Service Charge - £300 per annum + vat (£360 inc vat)

Lease - 3 Year lease from 1st Nov 2022 & ending 31st Oct 2025

Description – The tenant has been in occupation since 2009

Unit 2

Tenant - Spice Valley Indian Restaurant & Takeaway

Floor Area – 128.39 sq. m. (1,382 sq. ft.) Ground & First Floor

Rent - £7,500 + vat per annum (£9,000 inc vat)

Service Charge - £300 + vat per annum (£360 inc vat)

Lease – 3 years from 1st April 2022 & ending 31st March 2025

Description – Tenant has been in occupation since 2014

Unit 3

Tenant - Coffee and Kuriosities café & shop

Floor Area – 55.03 sq. m. (592.4 sq. ft.) Ground & First Floor

Rent - £3,999.96 + vat per annum (£4,800 inc vat)

Service Charge - £350 + vat per annum (£420 inc vat)

Lease – 3 years from 1st Aug 2022 ending 31st July 2025

Description – Tenant has had the lease for both units 3 & 4 since 2020

Unit 4

Tenant - Coffee and Kuriosities café & shop

Floor Area – 49.61 sq. m. (534 sq. ft.) Ground Floor

Rent - £3,885 + vat per annum (£4,662 inc vat)

Service Charge – N/A

Lease – 1st March 2023 ending 31st July 2025

Description – Tenant has had the lease for both units 3 & 4 since 2020

Unit 5

Tenant – The General Store at the Mill

Floor Area – 49.61 sq. m. (534 sq. ft.) First Floor

Rent - £3,885 plus vat per annum (£4,662 inc vat)

Service Charge – £30 per month

Lease – 1st January 2024 ending 31st December 2026

Description – General store

Unit 6

Tenant - Gallery in the Mill

Floor Area – 49.14 sq. m. (529 sq. ft.) First Floor

Rent - £3,240 + vat per annum (£3,888 inc vat)

Service Charge - £250 + vat per annum (£300 inc vat)

Lease – 3 years from 1st January 2021 & ending 31st December 2024

Description – Art gallery selling paintings, jewellery and scarves etc

Unit 7

Tenant - Old Stone Vets

Floor Area – 28.79 sq. m. (310 sq. ft.)

Rent - £2,375.64 + vat per annum (£2,850.75 inc vat)

Service Charge - £350 + vat per annum (£420 inc vat)

Lease – New lease in place until 2027

Description – Tenant has been in occupation since 2015

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: H749 (Version 2)

Updated May 2024

COMMERCIAL



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.

R573

COMMERCIAL



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.

R573

COMMERCIAL



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.

R573



Allen Smelt Mill

Each morning their smoking chimneys sent up a thick plume of white smoke that drifted across the landscape. In the 1830s, the mill and its furnaces were the largest in the world, with the capacity to process over 2,000 tons of lead ore each year.

Where it began
 When the first lead ore was discovered in the area, it was taken to the mill for processing. The mill was built on a hillside, and the furnaces were built into the rock. The mill was built by the Allen family, who had been mining lead in the area since the 1700s.

Why were furnaces dug different jobs
 Furnaces were dug for different jobs. Some were used for smelting lead, while others were used for smelting iron. The furnaces were dug into the rock, and the furnaces were built on a hillside. The furnaces were built by the Allen family, who had been mining lead in the area since the 1700s.

When the mill was built
 The mill was built in the 1830s, and it was the largest in the world. The mill was built by the Allen family, who had been mining lead in the area since the 1700s. The mill was built on a hillside, and the furnaces were built into the rock. The furnaces were built by the Allen family, who had been mining lead in the area since the 1700s.

How long the mill was used
 The mill was used for over 100 years. It was the largest in the world, and it was built by the Allen family, who had been mining lead in the area since the 1700s. The mill was built on a hillside, and the furnaces were built into the rock. The furnaces were built by the Allen family, who had been mining lead in the area since the 1700s.

How long the mill was used
 The mill was used for over 100 years. It was the largest in the world, and it was built by the Allen family, who had been mining lead in the area since the 1700s. The mill was built on a hillside, and the furnaces were built into the rock. The furnaces were built by the Allen family, who had been mining lead in the area since the 1700s.

COMMERCIAL



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.

R573

COMMERCIAL



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.

R573