



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

- Open plan flat gravel site
- Site Area 621 sq. m. (6,684 sq. ft.)
- Secure gated site with CCTV installed
- Suitable for a wide range of uses stpp
- Flexible lease terms available
- Located within Allen Mill business community
- 12 miles southwest of Hexham

**Rent £10,000 + 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

We are delighted to offer to the rental market this open plan site circa 621 sq. m. (6,684 sq. ft.) covered by compacted gravel.

The site is located within Allen Mill a 2.1 acres site home to 6 local businesses including a digger sale company, Indian restaurant, gallery business, vets, and Allendale Brewery.

The site also includes the remains of a historic lead smelting mill. 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.

## Site Area

621 sq. m. (6,684 sq. ft.)

## Tenure

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

## Rent

£10,000 + vat per annum

## Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

## Viewing

Strictly by appointment through this office.

## Important Notice

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3. Any areas, measurements and distances given are approximate only.

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