



## The Gallery, Kirkharle Courtyard

Kirkharle, Newcastle upon Tyne NE19 2PE

£495 pcm + VAT

Versatile space available to let at popular Kirkharle Courtyard. This self-contained unit is dual aspect and located on the ground floor with parking available on site and is suitable for a variety of uses including as a gallery, workshop, office or studio.

- Inclusive Rent
- Biomass Eco-friendly Central Heating
- Busy Location
- Available Immediately
- On Site Parking
- Circa 382 sqft GIA

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## LOCATION

The Gallery is located within the popular Kirkharle Courtyard near the village of Kirkharle ([www.kirkharlecourtyard.co.uk](http://www.kirkharlecourtyard.co.uk)). Kirkharle is approximately 20 miles north west of Newcastle Upon Tyne. It benefits from excellent road access, lying adjacent to the A696.

What3Words: racing.atlas.crawled

## SITUATION

The Gallery is situated on the Eastern side of the picturesque Courtyard with dual aspect onto both The Courtyard and The Stone Barn. Adjacent units are the immensely popular Running Fox Cafe and a number of local artisans. Other onsite attractions include a serpentine lake, tranquil walks and a small children's play area.

## DESCRIPTION

The property extends to approx. 382 sq ft and comprises of an open plan studio and WC. The property is fitted with a part wooden, part carpeted floor and has the benefit of radiators. Externally there is ample parking. In the past the unit has been used as a small workshop.

## SERVICES

The property has the benefit of mains electricity, water and biomass fuelled central heating. Drainage is via a shared waste treatment plant.

## TERM

Minimum of 12 months with a mutual rolling break clause thereafter. Rent is subject to 3% fixed increase per annum.

## BUSINESS RATES

We are informed the property has a rateable value of £2,900. Prospective tenants are advised to check the rates payable on this property with the local rating authority (Northumberland County Council) as its believed most tenants would qualify for small business rates relief.

## AVAILABILITY

The unit is available immediately.

## PLANNING

The current use of the property is class E allowing a variety of uses subject to agreement with the landlord and any necessary consents.

## EPC

The EPC rating of the property is B (46) and copies of the EPC are available on request.

## RENT

The rent is £495 pcm + VAT payable monthly in advance. The rent is inclusive of the service charge, water, building insurance and reasonable heating costs however the tenant will be expected to cover the cost of the electricity, data and business rates.

## DEPOSIT

The equivalent of six weeks rent will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

## LEGAL COSTS

Each party to bear their own costs in formalising the lease.

## VIEWINGS

Viewing is strictly by appointment and can be arranged through YoungsRPS. Please contact Justin Coan on 01434 611997 or email [justin.coan@youngsrps.com](mailto:justin.coan@youngsrps.com).



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