



Unit 2, The Stone Barn, Kirkharle Courtyard

Kirkharle, Newcastle upon Tyne NE19 2PE

A self-contained ground-floor unit is available to let within the popular and historic Kirkharle Courtyard development. The versatile space is well suited to a range of uses, including a workshop, gallery, studio or office.

- Inclusive Rent
- Energy Efficient EPC A Rating
- Busy Location
- On Site Parking
- Full-fibre gigabit broadband
- Renewable District Heating

Tel: 01434 608980
www.youngsrps.com

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LOCATION

Kirkharle Courtyard is located near the village of Kirkharle (www.kirkharlecourtyard.co.uk). Kirkharle is approximately 20 miles north west of Newcastle Upon Tyne, 17 miles north east of Hexham and 15 miles west of Morpeth. It benefits from excellent road access, lying adjacent to the A696.

What3Words: racing.atlas.crawled

SITUATION

The Stone Barn is a characterful standalone building containing six business units and situated to the North of the picturesque courtyard. Adjacent units include 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

Unit	Floor	GIA (sqft)	Quoting Rent	EPC
2	Ground	339	£450 pcm + VAT	A - 21

The property is open plan with a self-contained w/c. Externally there is ample parking. In the past, the units have been used as an artist's studio, workshop, showroom and office.

SERVICES

The property has the benefit of mains electricity, water and biomass fuelled renewable central heating. Drainage is via a shared waste treatment plant. The property also benefits from a full-fibre gigabit broadband connection.

TERM

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

BUSINESS RATES

We believe the unit has a Rateable value of £2,450. Prospective occupiers are advised to check the rates payable with the local rating authority (Northumberland County Council) as it's believed most tenants would qualify for small business rates relief.

AVAILABILITY

Available from 1st October 2026, or earlier by agreement.

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.

INCLUSIVE RENT

The rent is inclusive of the service charge, water, building insurance and reasonable heating costs however the tenant will be expected to pay for their own electricity, data and any 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 lease obligations being met.

LEGAL COSTS

Each party to bear their own costs in formalising the lease. A set up of fee of £75 + VAT will be levied for updating signage etc.

VIEWINGS

Viewing is strictly by appointment and can be arranged through YoungsRPS. Please contact Will Jeffels on 01434 611992 or email will.jeffels@youngsrps.com.



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Hexham
Priestpopple, Hexham,
Northumberland, NE46 1PS
T: 01434 608980 / 609000
hexham@youngsrps.com

Newcastle
23 Grey Street,
Newcastle, NE1 6EE
T: 0191 2610300
newcastle@youngsrps.com

Sedgefield
50 Front Street, Sedgefield,
Co. Durham, TS21 2AQ
T: 01740 622100 / 617377
sedgefield@youngsrps.com

Northallerton
80-81 High Street, Northallerton,
North Yorkshire, DL7 8EG
T: 01609 773004 / 781234
northallerton@youngsrps.com