



## The Stone Barn, Kirkharle Courtyard

Kirkharle, Newcastle upon Tyne NE19 2PE

2x versatile self contained units available to let at popular Kirkharle Courtyard. Both units are dual aspect with excellent natural light and are suitable for a variety of uses including as a gallery, workshop, office or studio.

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

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[www.youngsrps.com](http://www.youngsrps.com)

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## LOCATION

Kirkharle Courtyard is located 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, 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 6 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
1	Ground	386	£490 pcm + VAT	A - 21
4	1st	425	£475 pcm + VAT	B - 36

Both properties comprise an open plan studio with 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 understand that Unit 1 has a rateable value of £2,700 and Unit 4 a rateable value of £3,600. Prospective tenants 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

Both units are available from April 2026.

## 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 Justin Coan on 01434 611997 or email [justin.coan@youngsrps.com](mailto:justin.coan@youngsrps.com).



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