



Former Wark Sawmill and Yard, Wark, Northumberland, NE48 3LS
Guide Price £13,500 per annum

**Vickers
& Barrass**
— Est. 1973 —
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A fantastic opportunity to let the former Wark Sawmill building and yard on a 6 year commercial lease

- Former Wark Sawmill building and yard extending to 1338.44m²
- Available to let for a 6 year term on a commercial lease
 - Accessible location

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LOCATION

Wark is a village lying next to the River Tyne and positioned 12 miles north of Hexham.

what3words ///landlady.jigsaw.skewing

DESCRIPTION

Building extending to 290.06m² and yard area extending to 1048.38m². The yard is currently open but with a third party right of way across part.

SERVICES

The property is served by mains water and electricity and has private sewerage.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of C 66.

MATERIAL INFORMATION

It is understood that there is access to a good broadband supply and there is good outdoors mobile phone signal in this area.

LEASE

The premises are available on a full repairing and insuring lease for a term of 6 years. The lease will have a break clause in favour of both parties on the third anniversary. All rents quoted are exclusive of rates and utilities.

BUSINESS RATES

Whilst we understand that the property is presently assessed for business rates, we advise interested parties make their own enquiries to the Valuation Office Agency and Local Authority to determine their Business Rates liabilities.

DURING THE LEASE

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

REFERENCES

The landlords will take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first month's rent and deposit must be made by cleared funds before the commencement date.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Jackie Storey 07912898740 for viewings and further information

LOCAL AUTHORITY

Northumberland County Council
www.northumberland.gov.uk
0345 600 6400

NOTES

Particulars prepared – November 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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